The Niagara Escarpment Plan

Ministry of Municipal Affairs
Hon. Bernard Grandmaître
Ontario

86-04708/

The Niagara Escarpment Plan

Published by the Ministry of Municipal Affairs

ACKNOWLEDGEMENTS

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PROJECT CONSULTANT:
Promotion Alternatives Ltd.

COLOUR SEPARATIONS:
Colourgraph Reproduction Systems Inc.

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Ontario Government Publication Centre
5th Floor, 880 Bay St. Toronto, Ontario.
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Niagara Escarpment Plan

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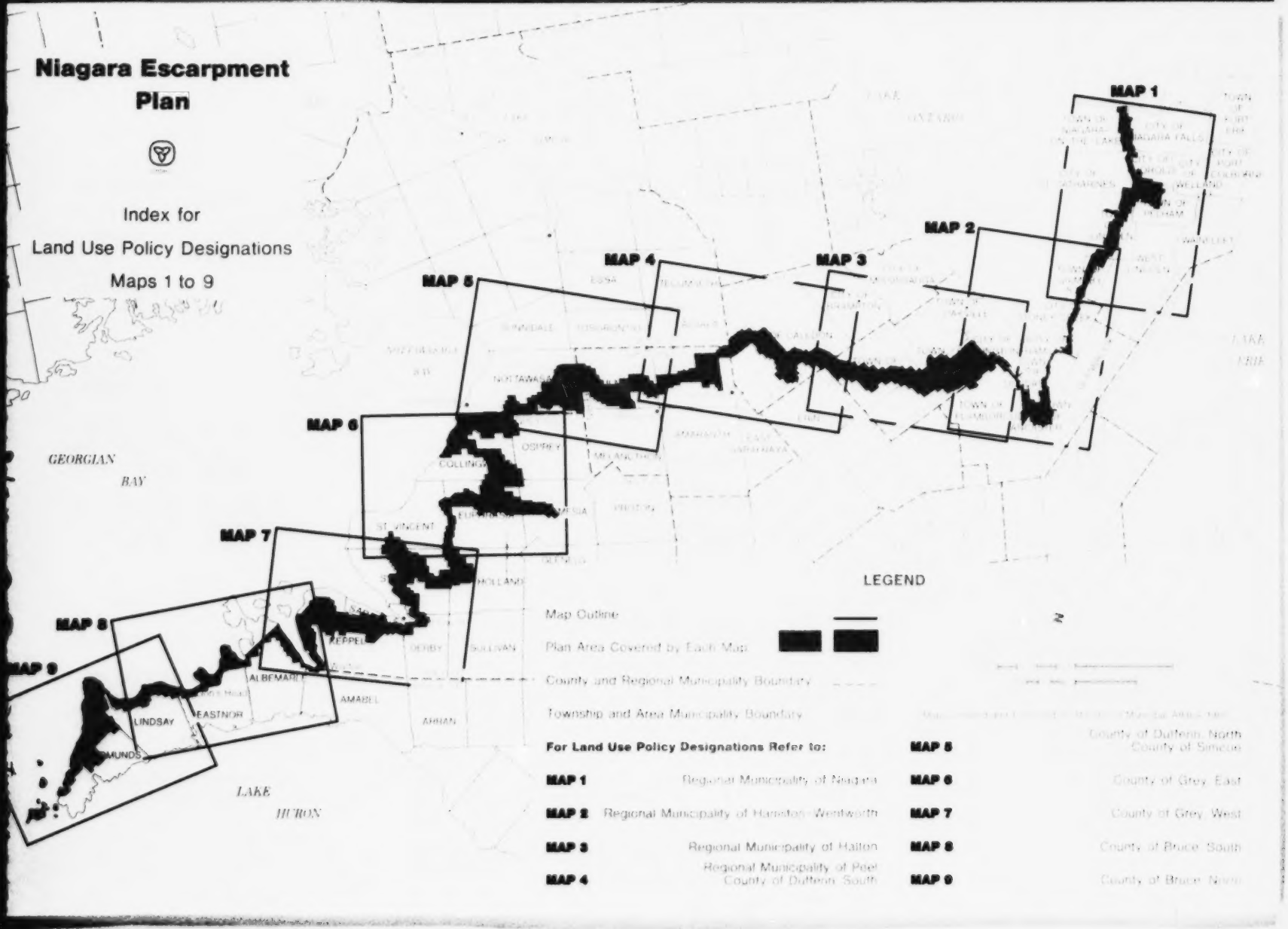

The Niagara Escarpment

The Niagara Escarpment includes a variety of topographic features and land uses extending 725 kilometres from Queenston on the Niagara River to the islands off Tobermory on the Bruce Peninsula.

The particular combination of geological and ecological features along the Niagara Escarpment results in a landscape unequalled in Canada. It is also a source of some of southern Ontario's prime rivers and streams and one of the province's principal outdoor recreation areas.

Man's impact on this environment is reflected in a variety of ways. The Escarpment area is the site of a large mineral aggregate extraction industry. Demand for permanent and seasonal residences in many areas is intense. Farming ranges from the cultivation of tender fruit and specialty crops in the Niagara Peninsula to the raising of beef cattle in Bruce County while the proximity to Ontario's largest population centres makes the Escarpment a popular tourist destination.

The Niagara Escarpment Planning and Development Act established a planning process to ensure that the area would be protected. From this emerged the Niagara Escarpment Plan which serves as a framework of objectives and policies to strike a balance between development, preservation and the enjoyment of this important resource.

How to Read this Plan

The Niagara Escarpment Plan is composed of three parts and appendices and Maps 1–9. The policies contained in the Plan document and land-use designations on Maps 1–9 are those approved by Cabinet on June 12, 1985.

Part 1 This section contains land-use policies including a general policy statement on the interpretation of plan and land-use designation boundaries. Seven land-use designations explain how land shall be used throughout the area of the Niagara Escarpment Plan. For each designation, objectives are outlined followed by the criteria applied in their mapping. Uses permitted and lot creation policies for each designation are stated.

Part 2 This section contains Development Criteria which determine how a proposed development (ie. a permitted use) should be carried out.

Parts 1 and 2 should be read in conjunction with each other.

If you are proposing a development in the area of the Niagara Escarpment Plan, you should:
a) determine what land-use designation applies to your land by referring to the appropriate map in the maps 1 to 9 of the Plan;
b) determine whether your proposed development is a permitted use in that designation by referring to Part 1 of the Plan; and
c) consult the Development Criteria in Part 2 prior to applying for planning permission to proceed with your development.

Part 3 Part 3 describes the Niagara Escarpment Parks System. Two appendices are included in the Plan as follows:
Appendix 1 A description of the 105 parks within the Niagara Escarpment Parks System.
Appendix 2 Definitions.

Maps 1 to 9 accompany each copy of the Niagara Escarpment Plan.

Part 1

Land Use Policies

1.1
Interpretation of Boundaries

The outer boundary of the area covered by the Niagara Escarpment Plan is fixed and inflexible, and can be changed only by a Plan amendment. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and property boundaries, lot lines, rivers and topographic features.

The internal boundaries between designations within the Plan, however, are less definite except where they are formed by such facilities as roads, railways, and electrical transmission lines. These internal boundaries, shown at a scale of 1:50,000, are not intended to be site specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done by the implementing body through the application of the designation criteria (see Part 1) utilizing the most detailed or up-to-date information available and site inspections. Such designation boundary interpretations will not require amendments to the Niagara Escarpment Plan.

1.2
Land Use Designations

The area of the Niagara Escarpment Plan has been allocated among the following seven land-use designations:

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Minor Urban Centre
- Urban Area
- Escarpment Recreation Area
- Mineral Resource Extraction Area

The land-use designations are shown on Maps 1 to 9 of the Plan.

This part of the Plan explains the policies associated with each of these designations and the way in which land may be used throughout the area of the Niagara Escarpment Plan.

1.3
Escarpment Natural Area

Escarpment features and associated stream valleys, wetlands and forests which are relatively undisturbed are included within this designation. These contain important plant and animal habitats and geological features and are the most significant natural and scenic areas of the Escarpment. The policy aims to maintain these natural areas.

Objectives

1. To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas.
2. To encourage compatible recreation and conservation activities.
3. To maintain and enhance the landscape quality of Escarpment features.

Criteria For Designation

1. The least disturbed Escarpment slopes and related landforms associated with the underlying bedrock.
2. Where forest lands abut the Escarpment, the designation extends 300 metres (1,000 feet) back from the brow of the Escarpment slope (e.g. Bruce Peninsula).
3. The most significant Areas of Natural and Scientific Interest (Life Science)
4. The most significant stream valleys and wetlands associated with the Escarpment.

Permitted Uses

Subject to Part 2, Development Criteria, the following uses may be permitted:

1. Existing agricultural operations.
2. Existing uses.
3. Single-family dwellings.

4. Non-intensive recreation uses such as nature viewing and trail activities except the use of trail bikes and all-terrain vehicles.
5. Forest, wildlife and fisheries management.
6. Archaeological activities.
7. Essential transportation and utility facilities.
8. Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them.
9. Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal.
10. Uses permitted in approved Park Plans.
11. Home occupations and cottage industries.
12. Essential watershed management and flood and erosion control projects carried out or supervised by a public authority.
13. Limited expansion of the existing small sandstone quarries subject to Part 2.10.

New Lots

New lots may be created subject to the provisions of this section, and subject also to the applicable policies in Part 2, Development Criteria, and official plans.

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body.
2. Severances may be permitted to recreate original lots along original township lot survey lines (including the original lots in the Town Plot of Brooke) and to create 40 hectare (100 acre) lots along half-lot lines where the original township lot is 80 hectares (200 acres).
3. A farmer who has been farming a substantial number of years and is retiring from active working life may be permitted to sever one lot from the farm holdings on which to build a house for retirement.

1.4
Escarpment Protection Area

Escarpment Protection Areas are important because of their visual prominence and their environmental significance. They are often more visually prominent than Escarpment Natural Areas. Included in this designation are Escarpment features that have been significantly modified by land-use activities such as agriculture or residential development, land needed to buffer prominent Escarpment Natural Areas, and natural areas of regional significance.

The policy aims to maintain the remaining natural features and the open, rural landscape character of the Escarpment and lands in its vicinity.

Objectives

1. To maintain and enhance the open landscape character of Escarpment features.
2. To provide a buffer to prominent Escarpment features.
3. To maintain natural areas of regional significance.
4. To encourage agriculture, forestry and recreation.

Criteria for Designation

1. Escarpment slopes and related landforms where existing land uses have significantly altered the natural environment (e.g. agricultural lands or residential development).
2. Areas in close proximity to Escarpment slopes which visually are part of the landscape unit.
3. Regionally Significant Areas of Natural and Scientific Interest (Life Science).

Permitted Uses

Subject to Part 2, Development Criteria, the following uses may be permitted:

1. Agricultural operations.
2. Existing uses.
3. Single-family dwellings.
4. Dwelling(s) accessory to an agricultural operation.
5. Recreational uses such as golf courses, picnic sites, day-use sites, unserviced camp sites and trail uses oriented towards the land rather than requiring the building of major structures.
6. Forest, wildlife and fisheries management.
7. Archaeological activities.
8. Transportation and utility facilities.
9. Accessory buildings, structures and facilities (e.g. a garage or farm pond), and the site modifications required to accommodate them.
10. Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided the impact on the natural environment is minimal.
11. Small scale institutional uses.
12. Uses permitted in approved Park Plans.
13. Home occupations, cottage industries and home industries.
14. Veterinary clinics.
15. Animal kennels in conjunction with a single-family dwelling.
16. Watershed management and flood and erosion control projects carried out or supervised by a public agency.
17. Wayside pits or wayside quarries for municipal road construction purposes subject to *The Pits and Quarries Control Act* and Part 2.10.
18. Limited expansion of the existing small sandstone quarries subject to Part 2.10.

New Lots

New lots may be created subject to the provisions of this section, and subject also to the applicable policies in Part 2, Development Criteria, and official plans.

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots, through acquisition by a public body, and for agricultural operations provided both the severed and remnant parcels are of sufficient size to remain useful for agricultural purposes as outlined in the Foodland Guidelines.
2. Severances may be permitted to recreate original lots along township lot survey lines (including the original lots in the Town Plot of Brooke) and to create 40 hectare (100 acre) lots along half-lot lines where the original township lot is 80 hectares (200 acres).
3. Where no lots have ever been severed in the past, and where lots to be created are not in conflict with the Foodland Guidelines, one new lot may be severed for a permitted use per original township lot (generally 40 hectares) or half-lot where the original township lot is 80 hectares, except in the Town Plot of Brooke. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in a remnant severance.
4. In addition, a farmer who has been farming a substantial number of years and is retiring from active working life may be permitted to sever one lot from the farm holdings on which to build a house for retirement.

2.5 Escarpment Rural Area

Escarpment Rural Areas are an essential component of the Escarpment corridor, including portions of the Escarpment and lands in its vicinity. They provide a buffer to the more ecologically sensitive areas of the Escarpment.

Objectives

1. To maintain scenic values of lands in

the vicinity of the Escarpment.
2. To maintain the open landscape character.
3. To encourage agriculture and forestry and to provide for low-density rural land uses.
4. To provide a buffer for the more ecologically sensitive areas of the Escarpment.
5. To provide for the designation of new Mineral Resource Extraction Areas which can be accommodated by an amendment to the Niagara Escarpment Plan.

Criteria For Designation

1. Minor Escarpment slopes and landforms.
2. Lands in the vicinity of the Escarpment necessary to provide an open landscape, and/or of ecological importance to the environment of the Escarpment.

Permitted Uses

Subject to Part 2, Development Criteria, the following uses may be permitted:

1. Agricultural operations.
2. Existing uses.
3. Single-family dwellings.
4. Dwelling(s) accessory to an agricultural operation.
5. Recreational uses such as campgrounds, golf courses, country clubs and trail uses provided that any detrimental impact of these uses on the Escarpment scenic qualities and natural environment is kept to a minimum.
6. Forest, wildlife and fisheries management.
7. Archaeological activities.
8. Transportation and utility facilities.
9. Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them.
10. Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal.
11. Small scale institutional uses.
12. Uses permitted in approved Park Plans.
13. Home occupations, cottage industries and home industries.
14. Veterinary clinics.
15. Animal kennels in conjunction with a single-family dwelling.
16. Small-scale commercial and industrial development servicing agriculture and the rural community.
17. Watershed management and flood and erosion control projects carried out or supervised by a public agency.
18. New licensed pits or quarries producing less than 20,000 tonnes, (22,000 tons) annually subject to Part 2.10.
19. New licensed pits or quarries producing more than 20,000 tonnes (22,000 tons) annually subject to Part 1.9 (requiring an amendment to the Niagara Escarpment Plan), and Part 2.10.
20. Wayside pits or wayside quarries subject to *The Pits and Quarries Control Act*, the Ministry of Transportation and Communications Wayside Pits and Quarries Criteria, and Part 2.10.
21. Limited expansion of the existing small sandstone quarries subject to Part 2.10.

New Lots

New lots may be created subject to the provisions of this section, and subject also to the applicable policies in Part 2, Development Criteria, and official plans.

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots, through acquisition by a public body, and for agricultural operations provided both the severed and remnant parcels are of sufficient size to remain useful for agricultural purposes as outlined in the Foodland Guidelines.
2. Severances may be permitted to recreate original lots along township lot survey lines and to create 40 hectare lots along half-lot lines where the

original township lot is 80 hectares (200 acres).

3. Where no lots have ever been severed in the past, and where lots to be created are not in conflict with the Foodland Guidelines, two new lots may be severed for permitted uses per original township lot (generally 40 hectares) or half-lot where the original township lot is 80 hectares (200 acres). The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance provided this does not result in a remnant severance.
4. In addition a farmer who has been farming a substantial number of years and is retiring from active working life may be permitted to sever one lot from the farm holdings on which to build a house for retirement.
5. Where the creation of lots does not conflict with the Foodland Guidelines, new lots may be created by low density rural plans of subdivision, condominium or other compatible forms of ownership.

1.6

Minor Urban Centre

This land-use designation identifies those rural settlements, villages and hamlets that are distributed throughout the area of the Plan.

Objectives

1. To provide concentration points for development in rural areas.
2. To maintain the rural heritage of these settlement areas.
3. To generally direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.
4. To ensure that any growth will be in accordance with a municipal official plan and/or secondary plan which is not in conflict with the Niagara Escarpment Plan.

Criterion For Designation

The Minor Urban Centre designation includes the following list of villages and hamlets which are designated in local, regional or county official plans.

Balmy Beach
Barrow Bay
Belfountain
Campbellville
Cataract
Cheltenham
Colpoys Bay
Dunedin
Dyers Bay
Eugenia
Glen Cross
Glen Huron
Greensville
Griersville
Inglewood
Kilbride
Kimberley
Limehouse
Lowville
Massie
Mono Centre
Mono Mills
Mount Nemo
Oxenden
Queenston
Silver Creek
Springmount
St. Davids
Terra Cotta (Caledon)
Violet Hill
Walters Falls
Winona
Woodford

Changes to this list and the designations on Maps 1 to 9 do not require amendments to the Niagara Escarpment Plan.

Boundaries

The Minor Urban Centre designation is shown by symbols on Maps 1 to 9 of the Plan. Boundaries establishing the growth area will be clearly defined by the municipality in an official plan and/or secondary plan which is not in conflict with the Objectives and Development Objectives of this designation.

Permitted Uses and New Lots

The range of permitted uses and the creation of new lots will be subject, where applicable, to official plans and bylaws that are not in conflict with the Niagara Escarpment Plan, to the following Development Objectives and Part 2, Development Criteria.

Development Objectives

1. Growth generally should not extend into Escarpment Natural Areas or Escarpment Protection Areas.
2. Growth should be limited to minimize land-use conflicts (e.g. with agriculture) and, where appropriate, incorporate adequate screening and/or setbacks to reduce the visual impact on the Escarpment landscape.
3. Growth should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the rural heritage of the community is maintained.
4. Growth generally should take place as a logical extension of existing development in the form of planned groups rather than linear or scattered development. Expansion in depth rather than extension along existing roads is preferred.
5. Development proposals should be compatible with and provide for the protection or restoration of historic features or areas, archaeological sites and structures of architectural significance in accordance with Part 2.11.
6. Growth should be compatible with and provide for the protection of unique ecologic areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas, both inside and adjacent to the Minor Urban Centres.

1.7

Urban Area

This designation identifies urban areas in which the Escarpment and closely related lands are located. In some areas the Escarpment is still largely undeveloped although surrounded by existing development (e.g. Hamilton). In other areas, urban growth already has encroached substantially on the Escarpment (e.g. Wiarton).

Objective

To minimize the impact and further encroachment of urban growth on the Escarpment environment.

Criterion For Designation

Urban development and committed urban areas on or adjacent to the Escarpment as provided for in municipal official plans and/or secondary plans.

Urban Area designations are found within the following municipalities:

City of St. Catharines
Town of Grimsby
Town of Stoney Creek
Town of Ancaster
City of Hamilton
Township of Flamborough
Town of Dundas
City of Owen Sound
Township of Derby
Town of Wiarton
Village of Lion's Head

Boundaries

The boundaries of the Urban Area designation generally reflect those areas within a municipality identified for urban development in municipal official plans and/or secondary plans.

Annexation of land by a municipality does not require an amendment to the Niagara Escarpment Plan. However, any change to the designations of the Niagara Escarpment Plan requires a Plan amendment.

Permitted Uses and New Lots

The range of permitted uses and the creation of new lots will be subject to Part 2, Development Criteria, and the following development objectives as incorporated in official plans and bylaws that are not in conflict with the Niagara Escarpment Plan.

Development Objectives

1. All development should be of an

urban design compatible with the visual and natural environment of the Escarpment. Where appropriate, provision for adequate setbacks and screening should be required to minimize the visual impact of urban development on the Escarpment landscape.

2. New lots should not be created to include the Escarpment Natural or Escarpment Protection Area designation, except where such lot creation is for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, or where there is insufficient area in the Urban Area designation to accommodate the proposed development.
3. Adequate public access to the Escarpment should be provided by such means as parking areas, walkways or pedestrian trails (e.g. Bruce Trail).
4. Development proposals should be compatible with and provide for the protection or restoration of historic features or areas, archaeological sites and structures of architectural significance in accordance with Part 2.11.
5. Special attention should be given to the protection and restoration of the historic character of the former Village of Waterdown through the provisions of *The Ontario Heritage Act*.
6. Growth should be compatible with and provide for the protection of unique ecologic areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas both inside and adjacent to Urban Areas.

1.8

Escarpment Recreation Area

Designated recreation areas are areas of existing or potential recreational development associated with the Escarpment. Such areas may include both seasonal and permanent residences.

Objectives

1. To provide areas where new recreational and associated development can be concentrated around established, identified or approved downhill ski centres.
2. To provide areas where new recreational and associated development can be concentrated around established, identified or approved lakeshore cottage areas in Grey and Bruce Counties.
3. To recognize the importance of the Four Seasons Craigleith-Camperdown Recreation Area to the tourism sector of Ontario's economy.
4. To provide for the development of new ski centres or other recreational areas.

Criterion For Designation

Established, identified or approved recreational areas (e.g. ski centres, lakeshore cottage areas, resort development and the Four Seasons Craigleith-Camperdown Recreation Area).

Permitted Uses

Subject to Part 2, Development Criteria, and the requirements of local official plans and/or bylaws, the following uses may be permitted:

1. Existing uses.
2. In ski centres, facilities such as ski runs, ski lifts, snowmobile trails, slide rides, toboggan runs, ski chalets and commercial development such as lodges, retail stores and service establishments associated with the centre.
3. In lakeshore cottage areas, dwellings, facilities such as marinas, and commercial developments such as lodges, retail stores and service establishments accessory to the cottage recreational development.
4. In the Craigleith-Camperdown and the Castle Glen Recreational Areas, uses as provided for in the Craigleith-Camperdown and the Castle Glen Secondary Plans.

5.Uses permitted in approved Park Plans.

New Lots

Subject to Part 2, Development Criteria, and the requirements of official plans and/or bylaws that are not in conflict with the Niagara Escarpment Plan new lots may be created for permitted uses. Residential development should occur on lots or blocks created by registered plans of subdivision or condominium or other compatible forms of ownership.

Development Objectives

1.Except for plans of subdivision which have been draft or final approved or for development which is permitted in existing secondary plans on the day this plan was approved, development on prominent Escarpment slopes shall be limited to those recreational facilities such as ski runs, ski lifts or slides which require the slopes for the proper functioning of the operation.

2.Lakeshore cottage areas may extend inland to permit new development in a planned group provided that it does not encroach upon the Escarpment Natural Areas designation and does not exceed approximately 200 metres (650 feet) in depth measured from the high water mark.

3.Within lakeshore cottage areas, where proposed lots within a subdivision have no lake frontage, provision shall be made with the municipality (land or cash in lieu), prior to registration, for public lake frontage to be part of or adjacent to the subdivision.

4.Growth should be compatible with and provide for the protection of unique ecologic, historic and archaeological areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas both inside and adjacent to Escarpment Recreation Areas.

Official Plans and or Bylaws

Official plans for the designated Escarpment Recreation Areas may be amended without requiring an amendment to the Niagara Escarpment Plan provided these amendments are not in conflict with the objectives of this section.

1.9
Mineral Resource Extraction Area

The Mineral Resource Extraction Area designation includes pits and quarries licensed pursuant to *The Pits and Quarries Control Act* and areas where mineral resource extraction may be permitted subject to the policies of this Plan.

Objectives

1.To designate licensed Mineral Resource Extraction Areas.
2.To minimize the impact of mineral extraction operations on the Escarpment environment.
3.To provide for areas where new pits and quarries may be established.

Criteria for Designation

1.Existing licensed areas.
2.Cheltenham Brickworks in the Town of Caledon.

Permitted Uses

Subject to Part 2, Development Criteria, the following uses may be permitted:

1.Agricultural operations.
2.Existing uses.
3.Mineral extraction operations licensed pursuant to *The Pits and Quarries Control Act*.
4.Forest, fisheries and wildlife management.
5.Archaeological activities.
6.Recreational uses (such as trail activities and golf courses) which are oriented toward the land rather than the building of major structures.
7.Essential utility and transportation facilities.

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8. Watershed management and flood and erosion control projects carried out or supervised by a public agency.
9. Accessory buildings and facilities normally associated with the mineral extraction operation, such as offices or crushing and washing facilities but excluding asphalt plants.
10. Incidental uses and site modifications required to accommodate them, provided that the impacts of such uses on the natural environment are minimal.
11. Uses permitted in approved Park Plans.

After Uses

Prior to a change of land use a mineral resource extraction area will require an amendment to the Niagara Escarpment Plan. The after use of the excavated area shall be compatible with, and have minimal impact upon, the surrounding uses and the objectives of the Niagara Escarpment Plan.

New Mineral Resource Extraction Areas

1. New Mineral Resource Extraction Areas producing less than 20,000 tonnes annually may be permitted in the Escarpment Rural Area without an amendment to the Plan.
2. New Mineral Resource Extraction Areas producing more than 20,000 tonnes annually may be designated in the Escarpment Rural Area by an amendment to the Plan. Such an amendment will be to effect the change from Escarpment Rural Area to Mineral Resource Extraction Area.

Part 2

Development Criteria

2.1
Introduction

The development criteria are to be applied to all development within the area of the Niagara Escarpment Plan in conjunction with the other policies of the Plan. These criteria deal with development in a variety of situations, and, therefore, all the criteria will not apply to every development.

Where the development permit system as established pursuant to *The Niagara Escarpment Planning and Development Act* and its regulations as amended is in effect, the development criteria shall be used in the consideration of development permit applications.

The development criteria will also be used as a basis for bringing local official plans and zoning bylaws into conformity with this Plan and in the administration of site-plan control approvals.

2.2
General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

1. Permitted uses may be allowed provided that:
   a) The long-term capacity of the site can support the use without a substantial negative impact on Escarpment environmental features such as water quality, natural vegetation, soil, wildlife, population and visual attractiveness.
   b) The cumulative impact of development will not have serious detrimental effects on the Escarpment environment (e.g. water quality, vegetation, soil, wildlife, and landscape).
   c) The site is not considered hazardous to life or property due to unstable soil conditions or possible flooding.
   d) Development meets applicable federal, provincial and municipal requirements including health and servicing requirements.
   e) Development satisfies the requirements of the Foodland Guidelines and the Mineral Aggregate Resource Planning Policy.
2. Where a lot is located in more than one designation, development should be located on that portion of the lot located in the least restrictive designation.
3. Private sewage systems and water supplies associated with permitted uses require, where specified by statute, the approval of the Ministry of the Environment or its agent, the local Medical Officer of Health, or the authority having jurisdiction in these matters.
4. Any development permitted should be designed and located in such a manner as to preserve the natural and visual characteristics of the area.
5. Where development involves new roads, road improvements or service corridors, their designation and alignment should be in harmony with the Escarpment landscape.
6. The design of subdivisions should be in harmony with and maintain the existing character of the Escarpment landscape.
7. Single family dwellings are limited to one per lot unless the residential use is accessory to agriculture in which case the criteria relating to agricultural uses may apply.

2.3
Existing Uses

The objective is generally not to disrupt existing uses.

1. An existing use, building or structure may expand or change in use, or be replaced when it can be sufficiently demonstrated that the objectives of the applicable designation of the Niagara Escarpment Plan are met.

2. Where an existing use has a substantial ecological or visual impact, the property owner shall be encouraged to bring the use into closer conformity with the objectives of the applicable designation of the Niagara Escarpment Plan (e.g. erect a fence around a wrecking yard or install manure storage facilities).
3. A building or structure may be rebuilt in the same location, of the same exterior size and use without a Niagara Escarpment Permit provided municipal requirements and the provisions of *Ontario Regulation 685* as amended, are met.

2.4

Lot Creation

The objective is to direct the formation of new lots to those locations that are the least environmentally sensitive.

1. Lot creation, including lots created within Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, shall be subject to the requirement of official plans and bylaws and the criteria set out below.
2. New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.
3. New lots to provide recreational opportunities should be created primarily in designated Escarpment Recreation Areas and in some Minor Urban Centres.
4. Ribbon or strip development should be prevented.
5. The size and configuration of new lots shall be subject to the requirements of official plans and bylaws and the objectives of the designation.
6. In Escarpment Rural Areas, new lots created by low-density rural plans of subdivision or condominium must satisfy the following criteria:
   a) The location, design, size and density retain the open rural landscape and protect the natural features.
   b) The design is in harmony with the existing heritage features and heritage areas of the Escarpment landscape.
7. Prior to commenting upon a rural estate development, the implementing authority shall consider:
   a) the number, distribution and density of vacant lots in the area;
   b) the additional lots that may be created in conformity with the Plan; and
   c) the consequences of the development of the lots with regard to the objectives of the designation.
8. The creation of new lots should comply with the requirements of the Foodland Guidelines.
9. Where a lot is proposed in more than one designation, the severance policy of the least restrictive designation shall apply. There should be sufficient area in the least restrictive designation to accommodate the development.
10. New lots created by consent shall front onto an existing public road which is of reasonable standard of construction and generally maintained all year round.
11. Public bodies and private persons are encouraged to consolidate existing vacant lots to establish new lots of such a size as to permit uses consistent with the objectives of the designation in which they are located.

2.5

New Development Affecting Steep Slopes and Ravines

The objective is to ensure that new development affecting steep slopes (e.g. Escarpment slopes, rock faces, and talus slopes) and ravines does not result in environmental damage or in unsafe conditions.

1. The crest or brow and toe of the slope or ravine shall be established by means of a site inspection by the implementing authority and these lines will be plotted on proposed development plans.

2. The implementing authority will establish a minimum development setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur.
3. Where this setback cannot be achieved on an existing lot of record on a steep slope, the setback may be varied or eliminated to the satisfaction of the implementing authority.
4. An engineering report shall be prepared by the applicant if the existing or future stability of the slope or ravine is in question.
5. The setback for all unstable slopes should be equal to a distance of twice the vertical depth of the ravine plus six metres (20 feet), measured from the toe of the slope, unless the application to build is supported by a professional engineer's report in support of a lesser distance.
6. Structures of any kind unless permitted by the policies of this Plan should not be placed on slopes in excess of 25 per cent (1 in 4 slopes).
7. During development, a screen of appropriate fencing material (e.g. snow fencing) should be established approximately three metres (10 feet) from the crest of the slope in order to prevent any dumping.
8. Development (e.g. ski facilities) should be designed in such a way as to minimize the disturbance and ensure the stability of Escarpment and ravine slopes.

2.8 New Development Affecting Water Resources

The objective is to ensure that new development adjacent to streams, lakes and wetlands will have a minimum adverse effect on water quality and quantity.

Water Quality

1. Changes to the natural drainage should be avoided.
2. No sewage system should be allowed closer than 30 metres (approximately 100 feet) from:
   a) the high water mark of any lake;
   b) the top of a stream bank or ravine; or
   c) the edge of any wetland.

   Where this setback cannot be achieved on an existing lot of record the distance may be varied to the satisfaction of the Ministry of the Environment or its designated agent.
   a) Only the smallest practical area of land should be exposed at any time during the development.
   b) When land is exposed during development the exposure should be kept to the shortest practical period of time.
   c) Natural features such as tree groves, grades and waterways should be preserved.
   d) Temporary vegetation and/or mulching should be used to protect critical areas exposed during development.
   e) Final landscaping and vegetation
3. A setback for other development will be established from each side of a stream, river bed, lakeshore or wetland necessary to maintain existing water quality. The width of this buffer shall be determined by the implementing authority in consultation with the Ministry of the Environment, conservation authority and the Ministry of Natural Resources, which shall consider:
   a) soil type;
   b) types and amounts of vegetation cover;
   c) slope of the land;
   d) fish and wildlife.
4. No alteration of the natural grade or drainage shall occur within the setback where, in the opinion of the implementing authority, such action would adversely affect surface and/or groundwater resources.
5. The cutting of trees within the setback

is regulated by Part 2.8, Development Criteria.

6. Where in the opinion of the implementing authority a potential ground or surface water pollution problem exists, the applicant shall detail through appropriate studies, the detrimental effects and how they will be minimized.
7. During development, the following sediment and erosion control practices should be carried out:
   a) Only the smallest practical area of land should be exposed at any time during the development.
   b) When land is exposed during development the exposure should be kept to the shortest practical period of time.
   c) Natural features such as tree groves, grades and waterways should be preserved.
   d) Temporary vegetation and/or mulching should be used to protect critical areas exposed during development.
   e) Final landscaping and vegetation should be installed as soon as practical following completion of the development.
   f) Top soil should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting.
   g) Sediment control devices should be installed to remove sediment from run-off due to changed soil surface conditions during and after construction.
   h) Construction in or across a watercourse or wetland should be appropriately timed to minimize impacts on fish and wildlife habitat.

Flood Plains

8. No building or structure shall be permitted in identified flood plains except where the building or structure has been approved by the municipal council, the conservation authority and/or the Ministry of Natural Resources in accordance with established floodplain management and development criteria.
9. Watershed management and flood and erosion control projects shall be carried out in accordance with the standards, policies or guidelines of the Ministry of Natural Resources and/or conservation authority.
10. Where possible, such projects should be designed and located to avoid or minimize the impact on wetlands, wildlife habitat, source areas, streams, steep slopes and other areas of visual and environmental significance.
11. Where possible, ponds should be designed as offstream devices with bottom draw-off control structures.
12. Water management and flood and erosion control projects should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.
13. When considering a new project the implementing authority shall consider the number, distribution and location of these works within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management policies/activities of the Ministry of the Environment, Ministry of Natural Resources and the conservation authority.

Private Ponds

14. Private ponds shall be constructed and maintained in accordance with the requirements of the Ministry of the Environment, Ministry of Natural Resources, conservation authority and/or Ministry of Agriculture and Food. Permits issued by the Ministry of Natural Resources pursuant to *The Lakes and Rivers Improvement Act* are required for ponds in association with water courses.
15. Private ponds should be designed and located to avoid or minimize the impact on wetlands, fish and wildlife habitats, source areas, steep Escarpment slopes and other areas of visual

and environmental significance.

16. Private ponds should be designed, wherever it is deemed to be necessary by the Ministry of the Environment, Ministry of Natural Resources, conservation authorities or the Ministry of Agriculture and Food, as offstream devices with bottom draw-off control structures.
17. Ponds should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.
18. When considering an application for a new pond, the implementing authority shall consider the number, distribution and location of ponds within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management program of the Ministry of the Environment, Ministry of Natural Resources and the conservation authority.

2.7

New Development Within Wooded Areas

The objective is to ensure that new development should preserve as much as possible of wooded areas.

1. Disturbance of treed areas should be minimized, and proposed developments in heavily treed areas shall have site plan agreements containing specific management details regarding the protection of existing trees.
2. Trees to be retained should be protected by means of snow fencing, wrapping, or other acceptable means during construction (e.g. tree wells).
3. Existing tree cover or other stabilizing vegetation will be maintained on slopes in excess of 25 per cent (1 in 4 slope).

2.8

Forest Management

The objective is to maintain and enhance the forests and associated animal and plant habitats.

1. All cutting of trees requires approval from the implementing authority with the following exceptions:
   a) The cutting or other destruction, removal or pruning of trees carried out under *The Crown Timber Act, The Forestry Act, The Woodlands Improvement Act, The Municipal Act* and *The Conservation Authorities Act*, or in accordance with programs recommended by the forestry staff of the Ministry of Natural Resources.
   b) The cutting or other destruction, removal or pruning of trees for domestic purposes.
   c) Where there are specialized tree crops, such as Christmas tree farms, nurseries, or orchards, where clear cutting or removal and replanting is a normal part of the operation.
   d) Where trees create a hazard.
   e) To facilitate approved permitted uses.
2. Approval to cut is conditional upon:
   a) Using tree-cutting methods designed to minimize adverse effects on the natural environment including surface drainage and groundwater.
   b) Minimizing disruption of habitats for plants and animal species occurring in the area.
   c) Retaining the diversity of tree species.
   d) Aiming over the long term to retain or enhance the quality, appearance and productivity of the forest site.
   e) Minimum cutting within highly sensitive areas such as steep slopes, unstable soils and stream valleys, and areas of high groundwater infiltration.
3. Notwithstanding 1. above, all public bodies shall submit details of tree-cutting plans to the Ministry of Natural Resources for approval before entering into any agreement involving the cutting of trees.

4. Reforestation using native tree species shall be encouraged by both provincial and municipal authorities, particularly in areas of shallow and unstable soils, steep slopes, stream valleys, headwaters and groundwater infiltration areas critical to the maintenance of the quality and quantity of natural streams and water supplies; also, to restore open abandoned sub-marginal agricultural land to productivity by growing a forest crop.
5. Any tree-cutting program should include natural regeneration or rehabilitation through reforestation where necessary.
6. Tree cutting in an Area of Natural Scientific Interest (Life Science) which is in public ownership will be permitted where it is necessary to maintain the values for which the area was acquired, for emergency access, where existing agreements are in effect or to implement uses permitted in approved Park Plans.

2.9

Agriculture

The objective is to protect lands with a high agricultural capability.

1. Development and the creation of new lots, including provision for a new lot for a retiring bona fide farmer, should comply with the requirements of the Foodland Guidelines.
2. Municipal official plans may permit an additional dwelling(s) (including a mobile home) accessory to a farm operation, for a member of the farm family or for farm help engaged full-time on the farm. Such a dwelling should be located within the farm cluster and a separate lot shall not be created for it.

2.10

Mineral Resources

The objective is to minimize the impact of new mineral extraction operations and accessory uses on the Escarpment environment.

1. Extractive operations including wayside pits and haul routes shall not conflict with the following criteria:
   a) The protection of sensitive ecological, geological, historic and archaeological sites or areas.
   b) The protection of surface and groundwater resources.
   c) The maintenance of good agricultural land in accordance with the Foodland Guidelines.
   d) The minimization of the adverse impact of extractive and accessory operations on existing and approved residential development.
   e) The preservation of the natural and cultural landscapes as much as possible during extraction and after rehabilitation.
2. For quarries licensed prior to June 12, 1985, no extraction shall take place at any point nearer to the brow of the Escarpment than 90 metres (300 feet) measured horizontally. For new quarry operations, no extraction shall take place at any point nearer to the brow of the Escarpment than 200 metres (600 feet) measured horizontally or any greater setback required by the implementing authority.
3. As a condition of the licence the extractive operation shall be screened while it is in progress and, where possible, prior to extraction in a manner compatible with the surrounding visual environment.
4. Screening shall incorporate the following:
   a) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes.
   b) Tree screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape.

c)All plantings should be properly maintained to ensure continued survival and good growth rates.

5.Wherever possible, rehabilitation shall be progressive as the extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after use, interim rehabilitation shall occur.

6.Rehabilitation shall incorporate the following:

a) Excess topsoil and overburden are to be retained and stabilized for future rehabilitation.

b) All excavated pit walls are to be regraded to a slope of 3 to 1 or less except in regions where topsoil and fill materials are scarce. In such areas finished slopes may be no steeper than 2 to 1. Exposed sections of pit or quarry faces may be left unrehabilitated for aesthetic or educational purposes as incorporated into an approved after-use plan.

c) Vegetation, including seeding, crops or trees and shrubs, shall be planted as soon as possible following finished grading.

7.Proposed wayside pits and quarries shall also be subject to the following:

a) An application for a wayside permit shall be accompanied by a sketch map drawn to scale indicating property features, present pit areas, excavation faces, areas to be excavated and other areas to be used.

b) An application for a wayside permit shall be accompanied by a rehabilitation statement or plan compatible with the proposed operation and the land use in the area.

c) The comments of affected municipalities will be solicited on applications for wayside permits for provincial road construction purposes.

d) Wayside permits for municipal road construction purposes in the Escarpment Protection Area will be restricted to sites previously disturbed by extractive operations (e.g. previous wayside pits or quarries, and abandoned pits or quarries).

e) The opportunity to use mineral aggregate resources which would not be otherwise commercially developed, including abandoned pits and quarries, shall be considered prior to issuing a wayside permit.

f) A wayside permit expires on the completion of the project or contract or one year after its issuance, whichever occurs first. Application for renewal or a new permit for the completion of the project or contract will be considered.

g) An estimated tonnage limit shall be determined based on the requirement of the project or contract and will be placed as a condition on the permit at the time of issuance.

h) Terms and conditions related to the method of operation and rehabilitation shall also be placed on the permit at the time of issuance.

Heritage

The objective is to maintain the heritage resources of the Niagara Escarpment Plan Area.

1.Care shall be taken to preserve known archaeological sites (especially native burial sites) or areas where such sites might reasonably be expected to exist.

2.Existing heritage features, areas and properties should be retained and reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs.

3.New development including reconstruction and alterations should be in harmony with the areas character and the existing heritage features and building(s) in general mass, height and setback and in the treatment of architectural details, especially on building facades.

4. Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following:
   a) preservation and display of fragments of the former buildings features and landscaping;
   b) marking the traces of former locations, shapes and circulation lines;
   c) displaying graphic verbal descriptions of the former use;
   d) reflection of the former architecture and use in the new development.
5. Where development will destroy or significantly alter cultural landscapes or heritage features, actions should be taken to salvage information on the features being lost. Such actions could include archaeological salvage excavation, and the recording of buildings or structures through measured drawings or photogrammetry.

2.12 Recreation

The objective is to minimize any adverse impact of recreational activities on the Escarpment environment.

1. All recreational activities should be designed and located so as not to conflict with surrounding land uses (e.g. agriculture) and be compatible with the natural and cultural character of the area.
2. Intensive recreational activity is intended to occur primarily in the designated Escarpment Recreation Areas and in the parks of the Niagara Escarpment Parks System established for this purpose.
3. Recreational uses should not exceed the carrying capacity of a site or area.
4. Trails will be located and designed so as not to adversely affect adjoining private landowners.
5. Motorized vehicle trails are encouraged to use abandoned pits or quarries, abandoned railway lines or unused township roads where disruption of the natural environment would be minimal.
6. Trails will be located and designed to avoid wherever possible steep slopes, wetlands, erosion-prone soils, and ecologically sensitive areas such as deer-wintering yards and significant plant and animal habitats and Areas of Natural and Scientific Interest.
7. Where existing trails are in locations that cause environmental deterioration, relocations to a less critical location shall be encouraged.
8. Trail design, construction and management should ensure the safety of trail users.

2.13 Areas of Natural and Scientific Interest

The objective is to maintain the scenic, scientific, educational and interpretive values of the most significant Areas of Natural and Scientific Interest.

1. Any development within Areas of Natural and Scientific Interest, as identified by the Ministry of Natural Resources, should be such that the scenic, scientific, educational or interpretive value of such areas is substantially maintained.
2. A setback for development should be established for Areas of Natural and Scientific Interest or features therein by the implementing authority in consultation with the Ministry of Natural Resources wherever it may be determined that such setback is necessary to protect the scenic, scientific, educational or interpretive value of such areas.
3. New development within Areas of Natural and Scientific Interest should be assessed in terms of its long-term impact on the site and/or features, and permitted where the site can support the use without substantial negative impacts on the scenic, scientific, educational or interpretive value of such areas or features.

2.14
Transportation and Utilities

The objective is to design and locate new and expanded transportation and utility facilities so the least possible change occurs in the environment and the natural and cultural landscape.

1. All new and reconstructed transportation and utility facilities shall be designed and located to minimize the impact on the Escarpment environment and be consistent with the objectives of this Plan. Examples of such site and design guidelines include the following:
   a) Blasting, grading and tree removal should be minimized where possible through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells.
   b) Finished slopes should be graded to a 2 to 1 slope minimum and planted; large cuts should be terraced to minimize surface erosion and slope failure.
   c) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape.
   d) Vegetation screens should be used where feasible.
   e) Transportation and utility structures should be sited and designed to minimize visual impact.
   f) A development setback from the Escarpment brow for utility structures will be established by the implementing authority to minimize visual impacts.
   g) Transmission towers (e.g. microwave and television towers) should be located in areas where similar facilities exist provided the areas carrying capacity is not exceeded.
   h) The visual impact of utility structures and service roads should be minimized by siting, structural design, colouration and landscape planting in order to minimize the impact on the Escarpment environment.
2. New transportation and utility facilities should avoid Escarpment Natural Areas.

Part 3

The Niagara Escarpment Parks System

3.1
The Niagara Escarpment Parks System

Part 3 of this Plan sets out policies for a Niagara Escarpment Parks System as a framework for the establishment and coordination of a system of publicly owned lands on the Escarpment.

There are 105 existing and proposed parks within the Niagara Escarpment Parks System. Appendix 1 briefly describes each park in the Parks System.

The Niagara Escarpment Parks System will be established and managed through the continued cooperation of seven conservation authorities, the Ministry of Natural Resources, the Niagara Parks Commission, the Ministry of Agriculture and Food, the Ontario Heritage Foundation, Parks Canada, the St. Lawrence Seaway Authority, municipalities and other bodies capable of managing areas in the public interest (e.g. the Bruce Trail Association, local service clubs).

The Ministry of Natural Resources shall coordinate the development and administration of the Niagara Escarpment Parks System.

3.1.1
Objectives

The objectives of the Escarpment Parks System are:

1. to protect the most significant features of the natural and cultural landscape of the Niagara Escarpment area;
2. to provide a wide variety of Escarpment-related outdoor recreation opportunities;
3. to provide opportunities for exploration and appreciation of the natural and cultural heritage of the Niagara Escarpment area; and
4. to support tourism by providing opportunities for discovery and enjoyment by Ontario's residents and visitors.

3.1.2
Parks System Concept

The Niagara Escarpment Parks System is based on public lands acquired to protect distinctive features and areas along the Escarpment. Feature areas are waterfalls, distinctive landforms associated with the Escarpment and special plant communities and animal habitats. Historical and archaeological sites, often found associated with these feature areas, are also incorporated.

The Niagara Escarpment Parks System will consist of lands owned and managed by several agencies: the Ministry of Natural Resources, seven conservation authorities, the Niagara Parks Commission, Parks Canada, St. Lawrence Seaway Authority, the Ministry of Agriculture and Food, the Ontario Heritage Foundation and municipalities. The Parks System includes lands that are considered by their managing agencies as public parks, such as provincial parks, certain conservation areas and municipal parks. In addition, several areas are included which are not considered to be parks, such as certain conservation authority lands, county forests and the Bruce Trail. Including these lands advances the objective of protecting important Escarpment features and provides public access and opportunities for outdoor recreation.

Ten nodal parks have been selected to play a distinctive role within the Parks System. The nodal park is designated as a key staging area and interpretive centre for a segment of the Escarpment and is the starting place from which to explore other nearby parks.

The 10 nodal parks and their managing agencies are:

1. Cyprus Lake Provincial Park (Ministry of Natural Resources)

2. Skinner's Bluff Conservation Area (Grey Sauble Conservation Authority)
3. Inglis Falls Conservation Area (Grey Sauble Conservation Authority)
4. Walters Falls Conservation Area (Grey Sauble Conservation Authority)
5. Pretty River Valley Provincial Park (Ministry of Natural Resources)
6. Mono Cliffs Provincial Park (Ministry of Natural Resources)
7. Terra Cotta Conservation Area (Credit Valley Conservation Authority)
8. Crawford Lake/Rattlesnake Point Conservation Areas (Halton Region Conservation Authority)
9. Dundas Valley Conservation Area (Hamilton Region Conservation Authority)
10. Short Hills Provincial Park (Ministry of Natural Resources)

All areas considered to be part of the Niagara Escarpment Parks System are listed and described briefly in Appendix 1.

3.1.3
Policies

The strength and public image of the Niagara Escarpment Parks System are entirely dependent upon the cooperation of the various park management agencies in complying with the policies of the Niagara Escarpment Plan. Coordination and consistency of purpose, management and identity for individual parks and for the Niagara Escarpment Parks System will be achieved through:

a) the common pursuit, by all park management agencies, of the objectives of the Parks System; and
b) the common application of a set of park planning and management policies to individual parks within the Parks System.

Allowance will be made for the other objectives of the numerous public park agencies in the System.

A Niagara Escarpment Parks System Manual will be prepared which sets out minimum standards and general guidelines. The Manual will be prepared by the Ministry of Natural Resources in consultation with all the public park agencies concerned.

3.1.4
Park Classification Policy

Each park in the Niagara Escarpment Parks System will be assigned to a park classification, based on the predominant characteristics of the property. The classifications, as noted in Appendix 1, will serve as a guide to management and use of the parks and will be subject to confirmation at the time park plans are prepared.

Park classifications will ensure the maintenance of the variety and diversity intended in the Niagara Escarpment Parks System. It is recognized that some parks may not conform exactly to the policies of their assigned classification; the managing agencies will be encouraged to bring these parks into conformity over a number of years. It is also recognized that some parks may pursue objectives in addition to those presented in Part 3.1.1 (e.g. flood control, resource production).

There are six park classes:

- Nature Reserve
- Natural Environment
- Recreation
- Historical
- Escarpment Access
- Resource Management Area

The following brief descriptions form a basis upon which the managing agencies will develop more detailed guidelines for the classification, planning and management of the parks in the Niagara Escarpment Parks System. More detailed guidelines will be included in the Niagara Escarpment Parks System Manual.

Nature Reserve

These are areas which represent the distinctive natural areas and landforms found along the Niagara Escarpment. These parks serve to protect selected Areas of Natural and Scientific Interest. Management practices and uses in a nature reserve will ensure that the features and values for which the reserve was established remain protected in perpetuity.

Access to these areas will not be widely promoted and activities will be limited to those which can further scientific understanding and education (e.g. scientific research, natural history interpretation, and nature trails or the Bruce Trail). The minimum of facilities necessary to support these activities will be provided.

Natural Environment Parks

These parks are characterized by the variety and combination of outstanding natural features, historical resources and outstanding landscape.

Natural Environment Parks provide opportunities for high quality recreation and for the protection of important natural and cultural features. Activities may range from back-country hiking in the interior of these areas to car-camping and day-use activities in the more developed or accessible areas.

Recreation Parks

These are some of the best recreational environments along the Escarpment. They either occur naturally or are capable of being developed to provide a wide variety of outdoor recreation opportunities in attractive Escarpment surroundings. In Recreation Parks, management and development of park resources is appropriate in order to provide the recreational environment and facilities required to support a wide variety of activities. These parks may be day-use only, or may also offer facilities for overnight camping.

Historical Parks

These parks are intended to protect and interpret the distinctive resources representative of the Escarpments archaeological and historical heritage. Development of facilities in these parks will be oriented primarily to the protection, enhancement, and interpretation of the archaeological or historical characteristics of the site.

Escarpment Access

These areas will complement the larger, and in some cases, more developed parks, by providing opportunities for public access to the Niagara Escarpment at appropriate points along the Escarpment. These areas will be small and will provide modest facilities to support day-use activities at view points, rest areas, trailheads, picnic sites, scenic areas, fishing areas, beaches, or other points of interest.

New Escarpment Accesses may be established by the Ministry of Natural Resources, conservation authorities, or on the initiative of local municipalities or organizations such as service clubs.

Not all Escarpment Accesses are identified in Appendix 1.

Resource Management Areas

This classification includes certain public lands that are managed primarily to provide resource related benefits such as forest products, fish and wildlife, or flood control. These areas will provide many benefits, including recreation opportunities, the protection of important natural and cultural resources and resource products. In most cases, these areas will undergo more intensive resource management than parks in the other classifications.

3.1.5
Park Zoning Policy

Park Zoning is essential to the orderly planning, development and effective management of a park. Zoning recognizes that every park includes a particular combination of significant resources, features and potential or existing development. Zoning will assign uses to lands in parks based on their significance for protection and their potential for recreation within the context of the Park Classification Policy. It is anticipated that plans for existing parks may not conform exactly with this policy. Park agencies will be encouraged to bring park plans into conformity with this policy.

The brief description of the six park zones that follows will be expanded by the management agencies as a component of the Niagara Escarpment Parks System Manual:

1. Nature Reserve Zones
include significant natural features or areas which require careful management to ensure the long-term protection of these natural values.
2. Natural Zones
include aesthetic landscapes in which a minimum of development is permitted to support low to moderate intensity recreational activities.
3. Access Zones
serve as staging areas (e.g. trailheads, parking lots) where minimal facilities support the use of Nature Reserve Zones and relatively undeveloped Natural and Historical Zones.
4. Historical Zones
include significant archaeological or historical features or areas which require management that will ensure the long-term protection of the significant values.
5. Development Zones
provide the main access to the park and facilities and services to support the recreational activities available (e.g. campgrounds, picnic areas, maintenance facilities).
6. Resource Management Zones
provide for intensive resource management (e.g. forest management, fisheries management, water management, wildlife management, multiple-use management).

The zones can be applied to all park classes, except in the case of Natural Zones, Development Zones and Resource Management Zones which are not permitted in the Nature Reserve class.

Resource Management Zones will not be established in Provincial Parks. Other zones may be established and applied in specific circumstances to resolve special planning or management problems which cannot be accommodated by the above zones.

3.1.6
Park Planning Policy

1. Park management agencies will prepare plans for each park in the Niagara Escarpment Parks System. Each Plan will establish policy guidelines for long-term protection, development and management of the park. Agencies involved with specific park plans must ensure that the implementation of the plan and operation of the park meet the requirements of *The Environmental Assessment Act*.
2. The land-use designations of the Niagara Escarpment Plan will be used as a guide in the park planning process instead of a final statement on permitted uses. Park zoning developed through the planning process takes precedence over land-use designations in the Niagara Escarpment Plan once a park plan is deemed not to conflict with the Niagara Escarpment Plan.

3. Parks without a plan are subject to the land-use policy designations of the Niagara Escarpment Plan.
4. Park plans will provide for the zoning of parks and appropriate management prescriptions for each zone in the park.
5. The route of the Bruce Trail through the parks shall be identified as the Bruce Trail Corridor in park management plans and managed in cooperation with the Bruce Trail Association.
6. A change in the classification of a park as a result of the park planning process shall not require an amendment to the Niagara Escarpment Plan.

3.2

The Bruce Trail

The Bruce Trail is an essential component of the Niagara Escarpment Parks System linking parks and natural features.

Where the route of the Bruce Trail has been changed by the cessation of existing informal agreements, a new route shall preferably be stabilized by negotiation of trail easements or other agreements with landowners. The determination of these new routes of the trail will be the result of a consultative process coordinated by the Bruce Trail Association involving landowners, municipal councils, and the Government of Ontario. The aim will be to work out, through cooperative effort, the best possible trail location for all concerned.

Where necessary, the Government of Ontario will support the outright purchase of land from willing sellers for the Bruce Trail. Securing a continuous route for the Bruce Trail will be accorded the same priority as establishing the Niagara Escarpment Parks System.

Appendix 1

Escarpment Parks

The following is a brief description of the 105 parks in the Niagara Escarpment Parks System. Parks marked with an asterisk are designated nodal parks in the system. The classification of each park is noted in brackets following the name. The following Park descriptions refer to lands in public ownership at the time of Plan approval—June 12, 1985.

1 Tobermory Islands
(Classification to be determined)

The 1,325-hectare holdings of Parks Canada are composed of a series of islands off the tip of the Bruce Peninsula, which contain prominent cliffs and areas of natural and scientific interest. Flowerpot Island is currently located in Georgian Bay Islands National Park.

2 Fathom Five Provincial Park
(Natural Environment)

The land base for Fathom Five Provincial Park consists of a steep Escarpment and cave formations. The area is currently used for nature interpretation, diving, swimming and hiking. The Ministry of Natural Resources currently owns about 132 hectares of this land.

3 Little Cove Provincial Nature Reserve
(Nature Reserve)

Steep cliffs, limestone features and provincially significant ecological features are included in this 16-hectare candidate Provincial Nature Reserve.

4 Cyprus Lake Provincial Park
(Natural Environment)

Cyprus Lake Provincial Park, south of Tobermory, is used for camping, hiking, swimming, picnicking, canoeing and snowmobiling. The Park contains archaeological sites and geological and biological areas of natural and scientific interest. The Park comprises 660 hectares.

5 Cabot Head Provincial Nature Reserve
(Nature Reserve)

This 4,514-hectare candidate Provincial Nature Reserve includes large areas of natural and scientific interest, chosen both for their geological and their biological attributes. Cabot Head is used for fishing, hunting, hiking, canoeing and nature appreciation.

6 Cape Chin
(Escarpment Access)

Parcels of land comprising 44 hectares owned by the Ministry of Natural Resources include a shingle beach shoreline and relatively undisturbed forest lands. The land is used for hiking.

7 Smokey Head—White Bluff Provincial Nature Reserve
(Nature Reserve)

This Provincial Nature Reserve contains 347 hectares of forested land and geological and biological areas of natural and scientific interest. The Bruce Trail passes through this property.

8 Lion's Head Provincial Nature Reserve
(Nature Reserve)

This 526-hectare Provincial Nature Reserve is used for hiking, hunting, trapping, and forestry. The site contains a geological area of natural and scientific interest.

9 Hope Bay Forest Provincial Nature Reserve
(Nature Reserve)

Both geological and biological areas of natural and scientific interest are contained in this 353-hectare Provincial Nature Reserve. A cave and potholes are among its significant geological features. The area is used for hiking, nature appreciation, viewing, hunting and trapping.

10 Colpoys Bluff
(Escarpment Access)

The Ministry of Natural Resources owns four parcels of land totalling 212 hectares along the north shore of Colpoys Bay. This land is used for hiking and contains several scenic viewpoints.

11 Spirit Rock Conservation Area
(Natural Environment)

This is a heavily-wooded area on the Escarpment owned by the Grey Sauble Conservation Authority overlooking Colpoys Bay. This 90-hectare property is used for hiking and cross-country skiing.

12 Bruce's Caves Conservation Area
(Escarpment Access)

Prominent cliffs and wave-cut caves are the main geologic features in this 17-hectare property which is owned by the Grey Sauble Conservation Authority. Recreation uses include hiking, cross-country skiing and picnicking.

13 Colpoy Lookout
(Escarpment Access)

The Grey Sauble Conservation Authority owns this small nine-hectare shoreline park overlooking Colpoys Bay. This property is used for picnicking, swimming, boating and fishing.

14 Skinner's Bluff Conservation Area
(Natural Environment)

The Grey Sauble Conservation Authority owns two tracts totalling 310 hectares which overlap geological and biological areas of natural and scientific interest. These properties are used for hunting, hiking, cross-country skiing and forest management.

15 Slough of Despond
(Natural Environment)

The Grey Sauble Conservation Authority owns this 180-hectare property which contains parts of geological and biological areas of natural and scientific interest. The area is used for hiking, nature interpretation, cross-country skiing and forest management. The Slough of Despond is described by biologists as a glacial lagoon and reflects the environment at the site thousands of years ago.

16 Kemble Mount Management Area
(Natural Environment)

Kemble Mount Management Area, 134 hectares in size, is part of a large biological area of natural and scientific interest. The area is owned by the Grey Sauble Conservation Authority, and is used for viewing, hiking, cross-country skiing and forest management.

17 Gowan Lake
(Natural Environment)

A biological area of natural and scientific interest and wildlife habitat are features of this undeveloped 80-hectare property owned by the Grey Sauble Conservation Authority. The property is managed by the Ministry of Natural Resources as an agreement forest.

18 Lindenwood
(Natural Environment)

The Grey Sauble Conservation Authority owns this 240-hectare wooded area along the Escarpment. Recreation uses include hiking cross-country skiing and nature appreciation.

19 Indian Creek Management Area
(Natural Environment)

Indian Creek flows through this 22-hectare property owned by the Grey Sauble Conservation Authority. The parcel is a mixture of swamp, forest and cleared land.

20 Hacklen Management Area
(Resource Management Area)

These Escarpment lands include the headwaters of Mud Creek and wetlands located above the Escarpment. This 700-hectare property is used for hiking, cross-country skiing, snowmobiling and wildlife management.

21 Keppel Forest
(Resource Management Area)

This 225-hectare property is owned

by the Grey Sauble Conservation Authority and is devoted to forest and wildlife management.

22 Indian Falls Conservation Area
(Recreation)

Indian Falls consists of 21 hectares of land including Indian Creek and Indian Falls. The property is owned by the Grey Sauble Conservation Authority and is used for picnicking, hiking and nature interpretation.

23 Brookholm
(Escarpment Access)

This 10-hectare parcel is managed by the Grey Sauble Conservation Authority. It includes the Escarpment face and a scenic lookout and is used for hiking and cross-country skiing.

24 Pottawatomi Conservation Area
(Natural Environment)

The Grey Sauble Conservation Authority owns this 12-hectare property which includes the Escarpment face, the Pottawatomi River and Jones Falls. It is used for picnicking, fishing, hiking and cross-country skiing.

25 West Rocks
(Natural Environment)

The Grey Sauble Conservation Authority owns this 58-hectare heavily-wooded Escarpment area within the City of Owen Sound. The property features viewpoints and trails with hiking and cross-country skiing being the main uses.

26 Inglis Falls Conservation Area*
(Natural Environment)

The Sydenham River flows over the Escarpment at Inglis Falls. Several geologic sites exist in this 215-hectare property owned by the Grey Sauble Conservation Authority. Swimming, fishing, picnicking, hiking and cross-country skiing are the main uses.

27 East Rocks
(Escarpment Access)

East Rocks is a small 1.2-hectare picnic and lookout area. The Grey Sauble Conservation Authority owns the property which includes a lookout tower built as a Centennial project sponsored by Owen Sound high schools.

28 Sydenham Forest
(Resource Management Area)

This area consists of two properties together comprising 67 hectares which are owned by the Grey Sauble Conservation Authority. The property is managed by the Ministry of Natural Resources as an agreement forest.

29 Bayview Escarpment Provincial Nature Reserve*
(Nature Reserve)

This 439-hectare Provincial Nature Reserve contains hardwood forest representative of the Escarpment. There are several viewpoints. Current uses include nature appreciation, hiking, hunting and trapping.

30 Bognor Marsh Management Area
(Resource Management Area)

Bognor Marsh is a source area for the Bighead River. Fishing, hunting, hiking, cross-country skiing and wildlife management are the main activities in the 525-hectare park owned by the Grey Sauble Conservation Authority.

31 Spey River Forest East
(Classification to be determined)

This forested property is owned by the Grey Sauble Conservation Authority and managed by the Ministry of Natural Resources as an agreement forest. The property includes an area of natural and scientific interest.

32 Walters Falls Conservation Area*
(Natural Environment)

Walters Creek flows over the Escarpment at Walters Falls. Fishing, hiking and cross-country skiing take place

in this 31-hectare property owned by the Grey Sauble Conservation Authority.

33 Rocklyn Creek
(Resource Management Area)

The Grey Sauble Conservation Authority owns this 200-hectare area which includes Rocklyn Creek, a waterfall and a geologic site. The property is used primarily for hiking.

34 Griersville (Blantyre)
(Escarpment Access)

This area comprises 170 hectares and is owned by the Grey Sauble Conservation Authority. The property is used for hiking.

35 Fairmount
(Escarpment Access)

The Ministry of Natural Resources owns this 25-hectare property which is used for hiking.

36 Epping Lookout
(Escarpment Access)

This is a small, five-hectare roadside picnic area owned by the Grey Sauble Conservation Authority. There is a viewpoint overlooking the Beaver Valley.

37 Robson Lakes Natural Area
(Classification to be determined)

These 40 hectares owned by the Grey Sauble Conservation Authority contain part of an ecological area of natural and scientific interest. The property is being managed by the Ministry of Natural Resources as an agreement forest.

38 Beaverdale Forest Area
(Natural Environment)

This 60-hectare property on the west side of the Beaver Valley is owned by the Grey Sauble Conservation Authority.

39 Wodehouse Creek Management Area
(Resource Management Area)

This 100-hectare Grey Sauble Conservation Authority property is used for hiking, nature interpretation and wildlife management.

40 Beaver Valley Lowlands
(Resource Management Area)

The Ministry of Natural Resources owns 540 hectares and the Grey Sauble Conservation Authority 220 hectares of land in several parcels along the Beaver Valley. This area is used for canoeing, fishing, hunting and trapping.

41 Old Baldy
(Natural Environment)

Grey Sauble Conservation Authority owns 40 hectares at Old Baldy. This area contains part of a biological area of natural and scientific interest. Scenic lookouts, hiking and picnicking areas are provided.

42 Wodehouse Karst
(Resource Management Area)

The Ministry of Natural Resources manages 314 hectares and the Grey Sauble Conservation Authority 30 hectares in this area of geological importance. The site includes sinkholes and a disappearing creek. Uses include hiking, forestry, hunting and trapping.

43 Hogg's Falls
(Resource Management Area)

This 83-hectare parcel along the upper Beaver Valley is owned by the Ministry of Natural Resources. Significant biological, geological and fisheries resources are protected.

44 Eugenia Falls Conservation Area
(Natural Environment)

Eugenia Falls consists of 23 hectares owned by the Grey Sauble Conservation Authority and lies within a large biological area of natural and scien-

tific interest. Uses include cross-country skiing, hiking, picnicking and viewing the spectacular 30-metre Eugenia Falls.

35 Duncan Crevice Caves Provincial Park
(Classification to be determined)

This 161-hectare Provincial Park is used for nature appreciation, hiking, hunting and trapping. The site contains a biological area of natural and scientific interest.

36 Kolapore Uplands
(Resource Management Area)

These extensive holdings are owned by the Province (1,825 hectares), Grey Sauble Conservation Authority (840 hectares) and the County of Grey (80 hectares). The Kolapore area offers a range of recreational opportunities including hiking, cross-country skiing, snowmobiling, hunting and fishing. The area is also managed to protect a geological area of natural and scientific interest and to provide resource benefits from the forest.

37 Loree
(Escarpment Access)

This 26-hectare site is located above the Escarpment in the Blue Mountain Area. Uses include hiking, viewing and nature appreciation.

38 Craigleith Provincial Park
(Recreation)

This 66-hectare Provincial Park is located along Highway 26, and offers facilities for camping and water-based activities on Georgian Bay. The park contains exposed fossiliferous shales.

39 Petun Conservation Area
(Escarpment Access)

Nottawasaga Valley Conservation Authority owns this 40-hectare parcel of land which includes a significant geologic site. The property includes a scenic lookout and is used mainly for hiking and snowshoeing.

40 Pretty River Valley Provincial Park
(Natural Environment)

Pretty River Valley Provincial Park comprises 808 hectares. The park contains areas of natural and scientific interest which include the Escarpment, the Gibraltar moraine and the headwaters of Pretty River.

41 Rob Roy Forest
(Escarpment Access)

This forest and scenic lookout is owned partly by the Province (40 hectares) and partly by the Grey Sauble Conservation Authority (34 hectares).

42 Nottawasaga Lookout
(Escarpment Access)

Provincial land comprising 215 hectares is managed by the Ministry of Natural Resources. There is a scenic lookout and a route for the Bruce Trail.

43 Devil's Glen Provincial Park
(Classification to be determined)

A small six-hectare Provincial Park (Recreation Class) lies adjacent to 47 hectares of public land managed by the Ministry of Natural Resources. The park provides access to the Bruce Trail. The adjacent land contains a portion of the Mad River Valley.

44 Nottawasaga Bluffs Conservation Area
(Escarpment Access)

This 37-hectare property owned by the Nottawasaga Valley Conservation Authority is used for hiking, snowshoeing and picnicking.

45 Lavender Falls
(Nature Reserve)

This candidate Provincial Park encompasses significant biological and geological sites and an important cold water fishery (the Noisy River). The Bruce Trail passes through the property.

56 Pine River Fishing Area
(Resource Management Area)

The Ministry of Natural Resources manages 76 hectares in the Pine River Valley which is used as a public fishing area and for hunting and picnicking.

57 Boyne Valley Provincial Park
(Natural Environment)

This 452-hectare Provincial Park includes biological and geological areas of natural and scientific interest. The Bruce Trail passes through this property.

58 Mono Cliffs Provincial Park
(Natural Environment)

Mono Cliffs Provincial Park comprises 631 hectares. Areas of natural and scientific interest include the Mono Rocks Outliers, forested cliffs and lowlands. The area is popular for hiking and cross-country skiing. The Nottawasaga Valley Conservation Authority owns 98 hectares of land adjoining the Park.

59 Scott's Falls
(Nature Reserve)

This candidate Provincial Park of 485 hectares includes biological and geological areas of natural and scientific interest. The area is used for hiking, fishing and nature appreciation.

60 Humber Valley
(Escarpment Access)

The Metropolitan Toronto and Region Conservation Authority owns 35 hectares along the Humber River. The property is used for picnicking, cross-country skiing and hiking.

61 Mono Mills Lowlands
(Escarpment Access)

The Metropolitan Toronto and Region Conservation Authority owns this 1.5-hectare property in the Humber River Valley. The lands were acquired for headwater protection.

62 Glen Haffy Conservation Area
(Natural Environment)

The Metropolitan Toronto and Region Conservation Authority owns this multi-use, 390-hectare property. Located along the Humber River, this area is used for fishing, hiking, picnicking, camping and cross-country skiing.

63 Sligo Hill
(Resource Management Area)

This 2.17-hectare property is owned by the Credit River Valley Conservation Authority and provides access to the East Credit River for fisheries purposes.

64 Forks of the Credit Provincial Park
(Natural Environment)

The 280-hectare Provincial Park includes several important geological sites and the remains of a hydro power plant at Cataract Falls. The park is popular for fishing, hiking, picnicking and scenic viewing.

65 Belfountain Conservation Area
(Recreation)

The Credit Valley Conservation Authority operates a 10-hectare intensively-used recreation area within the Village of Belfountain.

66 Terra Cotta Forest
(Nature Reserve)

The area includes part of a biological area of natural and scientific interest owned by the Credit Valley Conservation Authority. There are two properties totalling 56 hectares.

67 Terra Cotta Conservation Area
(Natural Environment)

The Credit Valley Conservation Authority owns this 161-hectare property which is used for camping, hiking, cross-country skiing, fishing, picnicking and swimming.

68 Silver Creek
(Nature Reserve)

The Escarpment and Silver Creek gorge highlight this nature area owned by the Credit Valley Conservation Authority. The property comprises 371 hectares and is used primarily for educational and interpretive purposes.

69 Scotsdale Farm
(Natural Environment)

The 253-hectare Scotsdale Farm is a donation to the Ontario Heritage Foundation. Stewart Bennett, the previous owner, was recognized as one of Canada's most accomplished Shorthorn cattle breeders, making Scotsdale Farm one of the best known in the area. The property includes forest, wetlands and tributaries of the Silver Creek.

70 Limehouse Conservation Area
(Natural Environment)

The Credit Valley Conservation Authority owns this property of 76 hectares which includes limekilns, an abandoned railroad, ruins of an old mill, a hiking trail and the Black Creek.

71 Speyside
(Resource Management Area)

This 20-hectare parcel of Crown land is managed by the Ministry of Natural Resources as a multiple-use recreation area. The property is used for forest management, hiking and nature appreciation.

72 Tirion Tract
(Resource Management Area)

This 20-hectare block of forested land is owned by the Halton Region Conservation Authority.

73 Esquesing and Escarpment Tracts
(Escarpment Access)

The Halton Region Conservation Authority owns two separate parcels totalling 42 hectares. The properties contain forested land and the brow of the Niagara Escarpment.

74 Hilton Falls Conservation Area
(Natural Environment)

This 952-hectare natural area includes the Sixteen Mile Creek and Hilton Falls. Recreation uses include picnicking, hiking and cross-country skiing. The property is owned by the Halton Region Conservation Authority (548 hectares) and the Regional Municipality of Halton (393 hectares).

75 Kelso Conservation Area
(Recreation)

A recreation area with facilities for picnicking, camping, swimming, boating, downhill skiing and historical interpretation. The Halton Region Conservation Authority owns this 235-hectare property.

76 Ontario Agriculture Museum
(Historical)

This 32-hectare parcel was acquired by the Ministry of Agriculture and Food in order to display artifacts of Ontario's agricultural heritage.

77 Crawford Lake Rattlesnake Point Conservation Areas
(Natural Environment)

This 372-hectare natural area contains prominent Escarpment bluffs, a glacial valley and a meromictic lake. The property is used for hiking, cross-country skiing, picnicking and rockclimbing and is owned by the Halton Region Conservation Authority. Future plans include the completion of an education/interpretation centre and reconstructed Indian Village.

78 Crawford Forestry Tract
(Natural Environment)

This 123-hectare site is owned by the Halton Region Conservation Authority (112 hectares) and the Ontario Heritage Foundation (10 hectares). It is a forestry and geologic area which has an ancient dried-up waterfall. The area is used for hiking.

79 Yaremko-Ridley Park
(Natural Environment)

This 70-hectare property contains Escarpment forest and a small lake nestled within a buried Escarpment trench. Most of the property (50 hectares) was donated to the Ontario Heritage Foundation by the Yaremkos and Ridleys. The remaining (20 hectares) lands are owned by the Halton Region Conservation Authority.

80 Mount Nemo Conservation Area
(Natural Environment)

This 98-hectare property contains a prominent bluff on the Niagara Escarpment. An abandoned quarry, farm fields and forest land make up the majority of the land with activities currently limited to hiking and viewing. The property is owned by the Halton Region Conservation Authority.

81 Lake Medad Forestry Tract
(Resource Management Area)

This 28-hectare property, owned by the Halton Region Conservation Authority, contains a forested bog.

82 Spencer Gorge Wilderness Area
(Natural Environment)

This 40-hectare area, owned by the Hamilton Region Conservation Authority, contains a biological area of natural and scientific interest. The area is used for hiking, viewing and picnicking.

83 Crook's Hollow
(Historical)

This 40-hectare park, owned by the Hamilton Region Conservation Authority, includes facilities for picnicking, fishing, hiking and historical interpretation.

84 Christie Conservation Area
(Recreation)

This multi-purpose conservation project is used for swimming, boating, picnicking and fishing. The Hamilton Region Conservation Authority owns this 356-hectare property.

85 Summit Bog Muskeg Preserve
(Nature Reserve)

A 12-hectare kettle bog with representative vegetation is owned by the Hamilton Region Conservation Authority.

86 Dundas Valley Conservation Area
(Natural Environment)

The Hamilton Region Conservation Authority owns some 808 hectares in the Dundas Valley. The western portion of the Dundas Valley contains important ecological and biological areas of natural and scientific interest. The lands are used for nature appreciation, hiking, bicycling, cross-country skiing and picnicking. A trail centre is located in the eastern part of the valley.

87 Tiffany Falls
(Escarpment Access)

This five-hectare area is owned by the Hamilton Region Conservation Authority and is used for hiking and nature interpretation.

88 Mount Albion Conservation Area
(Natural Environment)

This 50-hectare property, owned by the Hamilton Region Conservation Authority, is used for hiking, cross-

country skiing and as a scenic lookout.

89 Felker's Falls Conservation Area
(Natural Environment)

The Hamilton Region Conservation Authority owns this 30-hectare park which is used for picnicking and hiking. The property includes a scenic lookout, a waterfall and a gorge.

90 Stoney Creek Battlefield
(Historical)

This 12-hectare park owned by the Niagara Parks Commission is used for day-use recreation activities. A monument and historic buildings commemorate the significance of the site.

91 Devil's Punch Bowl
(Natural Environment)

The Hamilton Region Conservation Authority owns this scenic picnic area of 25 hectares. The property includes a geologic area of natural and scientific interest, a waterfall and a gorge.

92 Vinemount Conservation Area
(Natural Environment)

The Hamilton Region Conservation Authority owns this 16-hectare property, a portion of which is used for hiking and picnicking.

93 Winona Conservation Area
(Natural Environment)

The Hamilton Region Conservation Authority owns this 58-hectare Escarpment property. This site contains an ecological area of natural and scientific interest and provides access to the Bruce Trail.

94 Woolverton Conservation Area
(Escarpment Access)

This 16-hectare property is owned by Ontario Hydro and managed by the Niagara Peninsula Conservation Authority for Bruce Trail access and natural area protection.

95 Beamer Memorial Conservation Area
(Natural Environment)

The Niagara Peninsula Conservation Authority owns this 53-hectare property which is used for picnicking and hiking. The property contains areas of ecological and geological significance. This area is also popular for viewing the annual hawk migration.

96 Mountainview Conservation Area
(Natural Environment)

This 25-hectare parcel is owned by the Niagara Peninsula Conservation Authority and is used primarily for hiking.

97 Cave Springs
(Nature Reserve)

This area includes a forested Escarpment plain, crevasse valleys, cliff face, several lookouts and archaeologic sites. About 18 hectares are currently in public ownership, the Niagara Peninsula Conservation Authority owns four hectares and the Ministry of Natural Resources owns 14 hectares.

98 Ball's Falls Conservation Area
(Historical)

The Niagara Peninsula Conservation Authority owns this 90-hectare property which is used for camping and day-use activities. This area includes historic buildings, ruins, two waterfalls and areas of ecological and biological significance. The area is extensively used for historical and conservation/education programs and is the site for numerous community and authority-sponsored festival events.

99 Louth Conservation Area
(Nature Reserve)

This 32-hectare area, owned by the Niagara Peninsula Conservation Authority, lies within an ecological

area of natural and scientific interest. The property is used for hiking, nature appreciation and viewing.

100 Rockway Conservation Area
(Nature Reserve)

Picnicking and hiking are the main uses of the 85-hectare site owned by the Niagara Peninsula Conservation Authority. The property is located within an ecological area of natural and scientific interest and includes a scenic waterfall. Activities in the area include nature-viewing and cross-country skiing.

101 St. John's Conservation Area
(Natural Environment)

This 32-hectare tract of land is owned by the Niagara Peninsula Conservation Authority. Hiking and nature interpretation are popular. The area includes a man-made trout pond. There are spectacular floral displays during the Spring and Fall at this site. St. John's includes a portion of Twelve Mile Creek, the only cold water, spring-fed creek in the Niagara Region.

102 Short Hills Provincial Park
(Natural Environment)

Features in this 661-hectare Provincial Park include a re-entrant valley of the Escarpment, a scenic waterfall and land bridge. The area contains several ecological and geological features of significance.

103 Welland Canal
(Natural Environment)

The St. Lawrence Seaway Authority holds approximately 294 hectares in the Plan Area along the Welland Canal. Some of the area has the potential for recreational uses, such as hiking, viewing, and historical appreciation (e.g. Old Canal Area) where it does not conflict with the primary commercial shipping and industrial activity.

104 Woodend Conservation Area
(Natural Environment)

This 40-hectare property is owned by the Niagara Peninsula Conservation Authority. The main uses are hiking, outdoor education and an interpretive centre.

105 Queenston Heights (Brock's Monument)
(Historical)

This historical park situated at the southern end of the Niagara Escarpment is owned and operated by the Niagara Parks Commission. A monument and several plaques commemorate General Isaac Brock and the War of 1812. The area is used for picnicking, hiking and day-use recreation. About 30 hectares are located within the Plan Area.

Appendix 2

Definitions

The following definitions have been compiled to assist the reader with the interpretation of the Niagara Escarpment Plan.

Accessory Building or Structure—a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot.

Aggregate—gravel, sand, clay, shale, stone, earth or other prescribed material defined in *The Pits and Quarries Control Act*.

Agriculture Operation—the carrying out of an agricultural use.

Agricultural Use—the land, building or structure used for the purpose of animal husbandry, horticulture, beekeeping, dairying, fallow, field crops, fruit farming, fur farming, market gardening, pasturage, poultry keeping, mushroom farming or any other farming use and may include growing, raising, small scale packing and storing of produce on the premises and other similar uses customarily carried out in the field of general agriculture.

Animal Kennel—a building structure or premises used for the raising or boarding of dogs, cats or other household pets.

Areas of Natural and Scientific Interest—areas of land and water containing natural landscape features which have been identified as having values related to protection, natural heritage appreciation, scientific study or education. The most significant of such areas along the Niagara Escarpment are identified in District Guidelines published in 1983 by the Ministry of Natural Resources and were previously identified as candidate nature reserves in two reports prepared by the Ministry of Natural Resources in 1976, "Significant Natural Areas Along the Niagara Escarpment" and "Earth Science Candidate Nature Reserves on the Niagara Escarpment."

Campground—an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities, washrooms, support recreational facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

Carrying Capacity—capacity of a site to support use without substantial negative impact on environmental features such as water quality, natural vegetation, soil, wildlife population and visual attractiveness.

Compatible—where the building, structure, activity or use blends, conforms or is harmonious with the Escarpment's ecological, physical, visual or cultural environment.

Conservation—the wise management of the environment in a way which will maintain, restore, enhance and protect its quality and quantity for sustained benefit to man and the environment.

Cottage Industry—an occupation conducted as an accessory use within a single family dwelling by one or more of its residents. A cottage industry may include occupations such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects.

Cultural Landscape—a cultural landscape is the product of man's activities over time in modifying the landscape for his own purpose, and is an aggregation of man-made features such as a village, farmland, waterways,

transportation corridors, and other artifacts.

Deeryards—an area where deer concentrate during the winter months.

Domestic Purposes—those purposes for the property owner's use and not for sale to the public.

Dwelling Unit—one or more habitable rooms designed for the use of one family in which sanitary and kitchen facilities are provided for the exclusive use of such family, and having a private entrance.

Easement—a negotiated interest in the land of another which allows the easement holder specified uses or rights without actual ownership of the land.

Ecological (ly)(ally)—the sum total of all the natural and cultural conditions which influence and act upon all life forms including man.

Escarpment—see the preamble of this Plan for a description of the Niagara Escarpment. The single word "Escarpment" used in this document means the Niagara Escarpment.

Escarpment Brow (Edge)—the uppermost point of the Escarpment slope or face. It may be the top of a rock cliff, or where the bedrock is buried, the most obvious break in slope associated with the underlying bedrock.

Escarpment Related Landforms—the physical features of the land associated with the Escarpment and created by erosion, sedimentation and glaciation, often including such features as moraines, lakes, river valleys, beach ridges, drumlins and kames.

Escarpment Slope (Face)—the area between the brow and toe of the Escarpment and usually characterized by a steep gradient. Where the rise occurs in the form of a series of steps, the slope also includes the terraces between the steps.

Escarpment Toe (Base)—the lowest point on the Escarpment slope or face determined by the most obvious break in slope associated with the bedrock or landforms overlying the bedrock.

Essential—that which is deemed necessary to the public interest after all alternatives have been considered.

Existing Uses—the use of any land building or structure legally existing on the day of approval of the Niagara Escarpment Plan.

Existing Lot of Record—a lot held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Land Registry Office at the time of the approval of the Niagara Escarpment Plan by the Government of Ontario.

Farm Cluster—a group of farm buildings, which includes the farm dwelling, on a property actively involved in agricultural use.

Fisheries Management—the management of fish habitat and fish population for the purpose of sustaining and improving the quality and quantity of fish.

Flood Plain—the area, usually lowlands, adjoining the channel of a river, stream or water course which has been or may be covered by flood water during a regional flood or a one-in-one-hundred-year flood.

Forest Management—the management of forests for the production of

wood and wood products and to provide outdoor recreation, to maintain, restore or enhance environmental conditions for wildlife, and for the protection and production of water supplies.

Groundwater Infiltration Area—an area where the porous nature of the surficial materials allows significant percolation of water into the groundwater system.

Headwaters—the source area of a stream.

Heritage Property—features in or on the land or underwater and considered to be a consultable record of past human activities, endeavours or events (e.g. buildings, street furniture, engineering works, planting and archaeological sites).

High Water Mark—the mark made by the action of water under natural conditions on the shore or bank of a body of water which action has been so common and usual that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation and soil on the other side of the mark.

Home Industry—a small scale use providing a service primarily to the rural farming community and which is accessory to a single-family dwelling or agricultural operation. A home industry may be conducted in whole or in part in an accessory building and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping.

Home Occupation—an occupation which provides a service as an accessory use within a single-family dwelling performed by one or more of its residents. Such occupations may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner or hairdresser.

Implementing Authority—the body/bodies responsible for the administration of the Niagara Escarpment Plan.

Incidental Use—a use (e.g. swimming pool) normally accessory to but not an essential part of an existing use.

Institutional Use—use of land, building or structure for some public or social purpose, but not for commercial purposes, and may include governmental, religious, educational, charitable, philanthropic, hospital or other similar or noncommercial use to serve the immediate community.

Lot—a parcel or tract of land which is recognized as a separate parcel of land under the provisions of *The Planning Act*, and includes a lot created by consent for mortgage purposes where the mortgage has not been discharged.

Mineral Resources—aggregate and other structural materials, industrial and metallic minerals, and petroleum resources.

Natural Environment—the air, land and water or any combination or part thereof, of the Province of Ontario.

New Lots—lots registered in the Land Registry Office after the approval of the Niagara Escarpment Plan.

Niagara Escarpment—a description of the Niagara Escarpment is provided in the introduction of this document. The single word "Escarpment" used in this document means the Niagara Escarpment.

Official Plan—a document approved by the Minister of Municipal Affairs, containing objectives and policies established primarily to provide guidance for the physical development of a municipality or a part thereof, while having regard to relevant social, economic and environmental matters.

Open Landscape Character—the system of rural features, both natural and man-made which makes up the rural environment, including forests, slopes, streams and stream valleys, hedgerows, agricultural fields, etc.

Original Township Half Lot—half of an original township lot where the township was originally surveyed into 80 hectare (200 acre) lots.

Original Township Lot—the township lot as shown on an original plan where an original plan is a plan certified by the Surveyor General as being the original plan of an original survey. Generally, in Ontario original township lots are 40 hectares (100 acres). However, larger and smaller original township lots exist.

Park Plans—Master or Management plans for parks prepared by the agencies listed in Part 3 of this document.

Pit—land from which unconsolidated aggregate has been, is being or may be excavated as defined in *The Pits and Quarries Control Act* or successor thereto, but does not include a wayside pit.

Preservation—the maintenance of natural or cultural heritage features in their current or original form, and the maintenance of the natural environment to allow natural processes to continue undisturbed by human intervention.

Protection—ensuring that human activities are not allowed to occur which will result in the unacceptable degradation of the quality of an environment.

Public Agency—any Federal, Provincial, County or Municipal agency and includes any commission, board, authority or department, including Ontario Hydro, established by such agency exercising any power or authority under a Statute of Canada or Ontario.

Quarry—land from which consolidated aggregate has been, is being or may be excavated as defined in *The Pits and Quarries Control Act*, but does not include a wayside pit.

Recreational Development—those activities and associated tourism facilities designed to provide recreational and tourism opportunities for the use of local residents and the travelling public.

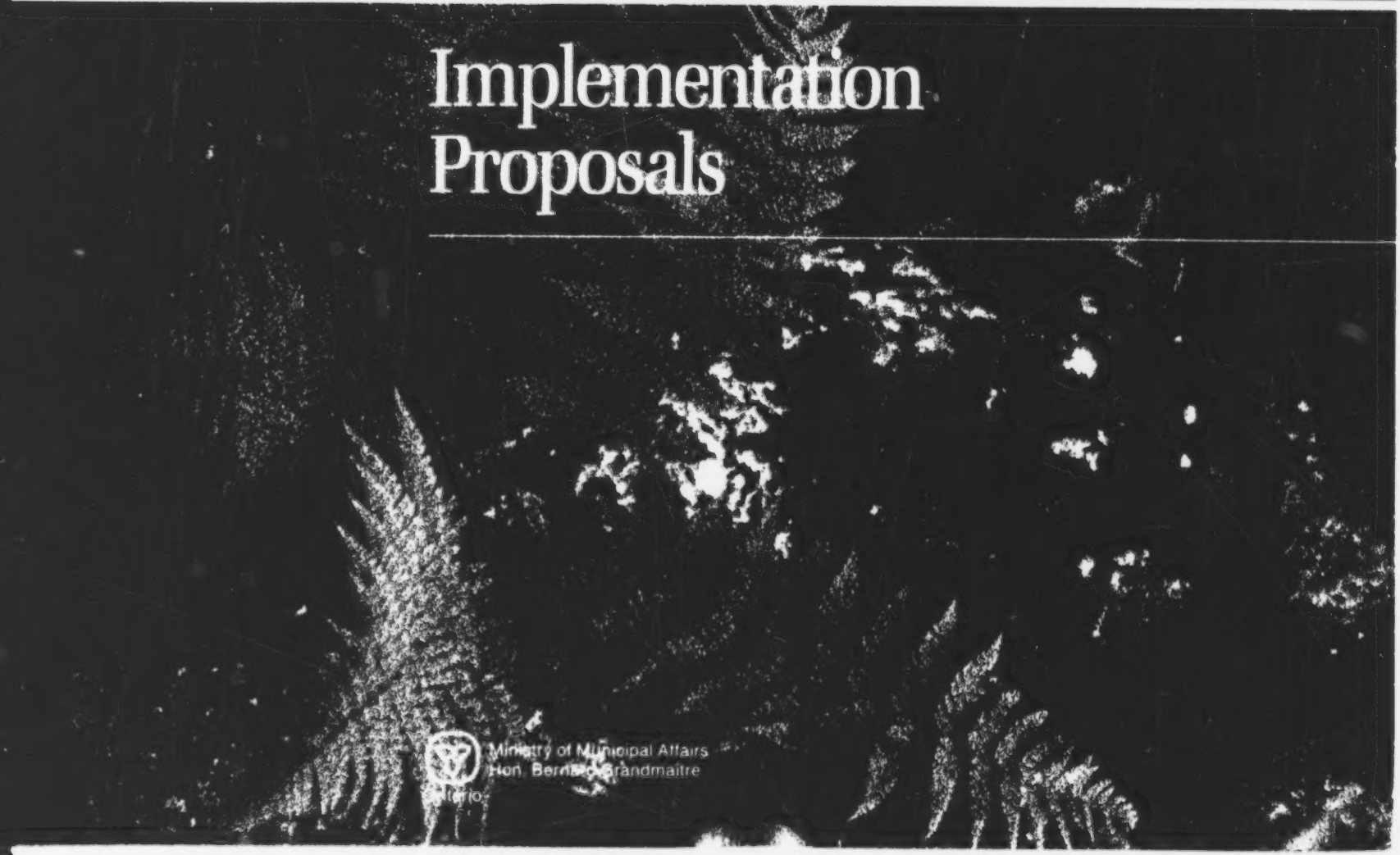
Regionally Significant Areas of Natural and Scientific Interest—areas identified by the Ministry of Natural Resources, Conservation Authorities, municipalities and other agencies as having ecological or geological/geomorphological value at the regional level.

NOTES

NOTES

The Niagara Escarpment Plan

Implementation Proposals



Ministry of Municipal Affairs
Hon. Bernard Grandmaitre
Ontario

Planning for the future use of the Niagara Escarpment has required an intensive 12-year process to reconcile divergent views and safeguard significant natural and cultural Escarpment features for future generations.

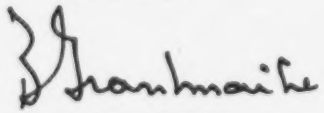
The release of the Niagara Escarpment Plan and the Implementation Proposals establishes Government intent regarding Plan implementation and reaffirms a commitment to wise land-use planning of non-renewable resources.

As the Minister responsible for coordinating and monitoring Plan implementation, I am committed to the continued conservation of the Niagara Escarpment and to encouraging initiatives aimed at good stewardship of our Escarpment heritage.

In order to accomplish Plan implementation, central roles have been identified for three Ministries and two agencies. The Ministry of Municipal Affairs, assigned the overall coordination and monitoring role, will work closely with the Ministry of Natural Resources, the Ministry of Citizenship and Culture, the Niagara Escarpment Commission and the Ontario Heritage Foundation in implementing the policies of the Niagara Escarpment Plan.

The next few years will be viewed as a transition period where responsibility for long-term planning initiatives is transferred from the provincial to the municipal level and incorporated into municipal planning documents.

During and following this period, my Ministry will be vigilant in maintaining Plan integrity and providing leadership in implementing the policies of the Niagara Escarpment Plan.



Bernard Grandmaitre
Minister

The Niagara Escarpment Plan

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Issued by the Ministry of Municipal Affairs

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Introduction

A commitment to the preservation of the Niagara Escarpment was realized in June 1985 with the approval of the Niagara Escarpment Plan, a comprehensive plan to conserve significant natural and cultural areas while providing consistent land-use policies to direct planning initiatives within the 1,903 square-kilometre plan area.

Responsibility for *The Niagara Escarpment Planning and Development Act*, the Niagara Escarpment Commission and the coordination of Plan implementation and monitoring was assigned to the Ministry of Municipal Affairs on August 7, 1985.

This report explains various aspects of Plan implementation such as: conformity of official plans; plan amendments; delegation of land-use regulations; Escarpment parks and land acquisition; and the monitoring roles of the three ministries and two agencies that have been assigned key implementation functions.

In addition, it provides information indicating how Plan policies may be achieved, and should be considered a working document rather than an integral component of the Niagara Escarpment Plan.

The Niagara Escarpment Plan is the result of a seven-year plan approval process and the end product of a 12-year planning effort by the Niagara Escarpment Commission.

In 1978, the Commission released a draft document—The Preliminary Proposals. This was the only document prepared for the entire 5,300 square-kilometre planning area. As a result of subsequent consultation, the planning area was reduced by 63 per cent.

This draft document was followed with The Proposed Plan for the Niagara Escarpment in November 1979. Each municipality within or partly within the Niagara Escarpment planning area was invited to comment within a statutory review period through the council of the county or regional municipality. Comments were also solicited from the public and the advisory committees.

As required by the Act, the Commission appointed three hearing officers seconded from the Ontario Municipal Board to conduct hearings within the Niagara Escarpment planning area and receive representations on the Proposed Plan.

Approximately twenty-six months of hearings were attended by 9,300 people and the hearing officers heard 743 submissions. At the conclusion of the hearings, *The Niagara Escarpment Planning and Development Act* required that the hearing officers submit a report to the Commission with a copy to the Minister. Their four-volume report was received by the Commission and the Provincial Secretary for Resources Development in January 1983.

The recommendations of the Niagara Escarpment Commission titled The Final Proposed Plan were received by the Minister on June 30, 1983, as required by Section 10(7) of the Act. In addition, the Commission submitted recommendations on the eventual implementation of the Niagara Escarpment Plan.

Section 10(9) of *The Niagara Escarpment Planning and Development Act* required that the Minister consider the two sets of recommendations and submit the Plan together with his recommendations to Cabinet.

Following the release in July 1984 of the Recommended Policies of the Provincial Secretary for Resources Development on the Niagara Escarpment Plan, over 350 written submissions from municipalities, organizations and individuals were received by the Lieutenant Governor in Council.

Cabinet approved the Niagara Escarpment Plan on June 12, 1985.

The Niagara Escarpment Plan sets out policies which, together with a special system of land-use regulation and plan administration, are designed to ensure wise land-use management and conservation of the Niagara Escarpment.

The land-use regulation and Plan administration system comprise the following parts:

- The Niagara Escarpment Plan contains policies, objectives and maps 1 to 9 for each region or county within the Plan area. Policies on land use, permitted uses, lot creation and development criteria predominate. In addition, policies are provided to establish and complete a Niagara Escarpment Park System.
- A land use and development control system based initially on *The Niagara Escarpment Planning and Development Act* but ultimately conforming with *The Planning Act*, designed to ensure that plan policies are incorporated into municipal planning actions.
- The Niagara Escarpment Parks System comprising the parks and open space areas of several public authorities and linked, wherever possible, by the Bruce Trail.
- To ensure completion of the Parks System, a Niagara Escarpment Fund, administered by the Ontario Heritage Foundation, has been established. A ten-year Government funding program will be augmented by a system of accepting donations of Escarpment land and heightening public awareness of Escarpment values.
- A monitoring system for the Niagara Escarpment Plan involving provincial agencies, municipalities and the Niagara Escarpment Commission is being established to ensure Plan policies are incorporated into official plans and implemented.

While various implementation procedures are outlined in this report, the Niagara Escarpment Plan is to be considered the prevailing document containing proposed policies for controlling land use and administering the land-use control system.

Part 1

Niagara Escarpment Plan

PART 1

Niagara Escarpment Plan

The policies of the Niagara Escarpment Plan, as approved by the Lieutenant Governor in Council pursuant to *The Niagara Escarpment Planning and Development Act* and incorporated into regional, county and local official plans, will be the basis for maintaining the Niagara Escarpment as a continuous natural environment.

When official plans have been brought into conformity with the Niagara Escarpment Plan and appropriate implementation controls have been established, consideration will be given to establishing the Niagara Escarpment Plan as a policy statement pursuant to the Planning Act.

Conformity of Official Plans

The Niagara Escarpment Planning and Development Act provides that when the Plan is in effect:

- No municipality or local board, and no ministry shall undertake any improvement of a structural nature or any undertaking that conflicts with the Plan.
- No bylaw shall be passed that conflicts with the Plan.
- The Minister of Municipal Affairs upon application of a council, may declare a bylaw, improvement or undertaking as not being in conflict with the Plan.
- The provisions of the Niagara Escarpment Plan prevail over a municipal official plan or a bylaw where conflict exists.

As required by the Act, the process to bring local official plans into conformity with the Niagara Escarpment Plan will be as follows:

1. Staff of the Ministry of Municipal Affairs and the Commission will assess local plans to determine areas of conflict.
2. The Minister will advise the municipality of conflict, propose a mechanism to resolve the conflict and establish a time frame for the necessary work to be done.
3. The mechanism proposed is that the Niagara Escarpment Plan will be incorporated into official plans by way of the Ministerial order provided for in Section 15(2) of the Act.
4. Consultation will be initiated with municipalities to seek their support before proceeding in this manner.
5. The Minister will be advised of the results of consultation and will proceed to amend the official plan.

Funding will be provided to bring official plans into conformity with the Niagara Escarpment Plan and to prepare zoning bylaws to replace development control where appropriate.

The continuity of the Plan and the uniform application of policies are considered important facets of Government policy.

Thus, the Ministry aims at achieving as much conformity as possible with the policy designations in the Plan throughout the Plan area, especially in the use of Plan nomenclature and mapping. In some municipalities, the exact wording of the Plan will be applied; in others, the adoption of alternative wording may be necessary to reflect local circumstances.

The Government recognizes the importance of tailoring Plan policies to the specific needs of individual municipalities; therefore, changes will be allowed to take into account policy differences between official plans and the Niagara Escarpment Plan.

Accordingly, the Minister will consider the Niagara Escarpment Plan as a minimum standard against which conflicts in local plans will be evaluated. It also means that official plans could be more restrictive than the Niagara Escarpment Plan, provided that the policies are not in conflict with the Plan's general intent and purpose or other provincial policies.

Amendments to the Plan

Section 12 of *The Niagara Escarpment Planning and Development Act* provides for the amendment of the Niagara Escarpment Plan. An amendment may be initiated by the Minister of Municipal Affairs, the Niagara Escarpment Commission, a ministry or an individual.

Amendments will be processed by the Commission following procedures established under *The Niagara Escarpment Planning and Development Act* which call for the preparation of proposals, the appointment of Hearing Officers, public hearings and the submission of recommendations to the Minister and the Lieutenant Governor in Council.

The Niagara Escarpment Commission and others have expressed concern over the complexity and length of the Plan amendment process. The Minister is reviewing the Act with this and other improvements to the implementation process in mind.

Part 2

Land Use Regulation

9

PART 2

Land Use Regulation

Since 1975, the development of land in the area of the Plan has been controlled through a development permit system administered by the Commission under Sections 22 to 26 of *The Niagara Escarpment Planning and Development Act* and *Ontario Regulation 685*. The Act establishes the process and the regulation identifies types of development exempt from control. On average, the Niagara Escarpment Commission processes about 850 development permits each year.

Responsibility for the administration of development applications in the area of the Niagara Escarpment Plan will now be transferred progressively to municipalities, under a two-phased program.

- Initially, administration of the current development permit system will be delegated expeditiously to upper-tier municipalities which express a desire to assume the responsibility. This can be done under current legislation.
- Subsequently, local municipalities may assume responsibility for land-use control provided their official plan is brought into conformity with the Niagara Escarpment Plan, and an acceptable system for controlling development is in place.

Delegation to Upper-Tier Municipalities

The legislative authority for the initial step in the process of delegation is contained in *The Niagara Escarpment Planning and Development Act*. Section 25(2) of the Act enables the Minister of Municipal Affairs to delegate responsibility to an upper-tier authority for the administration of development control subject to conditions. The upper-tier authority's application to the Minister must include a statement of the organizational structure to be established and the procedures to be followed. The upper-tier municipalities in the area of the Niagara Escarpment Plan include the Regional Municipalities of Niagara, Hamilton-Wentworth, Halton, and Peel and the Counties of Dufferin, Simcoe, Grey and Bruce, and the City of Owen Sound.

The following process of delegation is contemplated:

1. Staff from the Ministry of Municipal Affairs, in consultation with the Niagara Escarpment Commission, will initiate discussions with upper-tier authorities immediately to determine their willingness to assume responsibility for the administration of the development permit system.
2. The following criteria must be satisfied:
   - that an approved official plan is in place;
   - that full-time professional staff are available;
   - that adequate financial and administrative resources are available to provide the service; and
   - that applications for delegation be at the request of the qualifying municipality.
3. Upon approval, responsibility for the administration of development control will be transferred from the Commission to a municipality, subject to such conditions as the Minister deems desirable.
4. The Niagara Escarpment Commission will be responsible for the administration of the development permit process until responsibility is transferred to upper-tier municipalities. Once

transferred, the Commission will monitor development control decisions and will be given the right to appeal decisions to the Minister.

Delegation to Local Municipalities

In providing for delegation of land-use control to local municipalities, the Minister intends to provide a choice between the current development permit system and the traditional zoning and site plan system. *The Niagara Escarpment Planning and Development Act* will be amended to permit the delegation of the development permit system to a local municipality. Local municipalities may decide to choose one of the above options, or a combination of both. Conversely, they may choose to leave the authority with the upper-tier municipality.

In order to determine which system might be most suitable in the various municipalities affected by the Niagara Escarpment Plan, the Ministry will publish a report setting out the proposed options and will meet with each municipality to discuss their preferences.

Part 3

Escarpment Parks, Land Acquisition and Stewardship Program

PART 3

Escarpment Parks, Land Acquisition and Stewardship Program

In 1973, the Government's policy for protecting the Niagara Escarpment consisted of two initiatives: to regulate the use of private land by means of a provincial land-use plan and to establish policies for the acquisition and development of public land along the Escarpment. Arising from the objectives of *The Niagara Escarpment Planning and Development Act* was the added desire to develop a public spirit of stewardship toward the Niagara Escarpment. This section describes the proposed course of action for publicly owned land on the Escarpment and the encouragement of heritage protection and good stewardship.

Niagara Escarpment Parks System

The Niagara Escarpment Parks System consists of 105 park areas where there exists a total of 33,600 hectares of public land. Within the system, 10 principal or nodal parks are identified as strategic points along the Escarpment. The Bruce Trail forms an important part of the Parks System, as it passes through, and thereby links, most of the 105 parks.

The Parks System will be managed by existing agencies and generally guided by policies of the Niagara Escarpment Plan. To complete the requirement for a set of common policies, a manual of standards and guidelines will be prepared by the Ministry of Natural Resources, in consultation with all affected park agencies.

As there are numerous agencies responsible for managing the parks along the Escarpment, a set of common policies will be prepared to coordinate the development and management of the Parks System as a unified system. Individual plans will be prepared for each park and an overall park identity program established.

The nodal parks of the Niagara Escarpment Parks System will be focal points for activities along the Escarpment. In these parks, special emphasis will be placed on the dissemination of information about the Parks System, as well as points of interest and attractions in the surrounding Escarpment area and communities. The nodal parks will also serve as a focus for programs interpreting the natural and cultural heritage of the Escarpment.

The 10 nodal parks are noted in Appendix I of the Niagara Escarpment Plan both in the list of parks and on the park map.

Parks Coordination

The Ministry of Natural Resources will assume responsibility for coordinating involvement of the numerous park agencies that manage land in the Niagara Escarpment Parks System. These agencies include seven conservation authorities namely, the Niagara Peninsula, Hamilton Region, Halton Region, Credit Valley, Metropolitan Toronto and Region, Nottawasaga Valley and Grey Sauble Conservation Authorities; the Bruce Trail Association; the Niagara Parks Commission; the Ministry of Agriculture and Food; the Ontario Heritage Foundation; Parks Canada; the St. Lawrence Seaway Authority; municipalities and other bodies capable of managing areas in the public interest, such as local service clubs.

Coordination of the Niagara Escarpment Parks System will occur largely by means of existing administrative arrangements. The Ministry of Natural Resources anticipates a more active role for its staff in such areas as:

- ensuring park development plans do not conflict with the policies of the Plan and the proposed manual of park standards and guidelines;
- coordinating a marketing program for the system;
- establishing a visual identity program; and
- dealing with planning concerns as the overall Plan is implemented.

Land Acquisition

Since the late 1960's, approximately 33,600 hectares of land have been purchased by the Government and other public agencies along the Escarpment. Excluding land requirements in Bruce County which may be purchased by the Federal Government for the proposed National Park, it is estimated that an additional 6,100 hectares are required to consolidate existing holdings.

The Government's policy for land acquisition on the Escarpment since 1980 has been to purchase only those lands needed to consolidate existing park areas or to facilitate the management of existing purchased lands. These properties are included on a priority acquisition list available at selected offices of the Ministry of Natural Resources, conservation authorities and the Niagara Escarpment Commission. The policy also states that land will be acquired only if the owner is willing to sell and that purchase will occur at an appraised market value.

As to the acquisition of land for the Bruce Trail, the Government is prepared to support this endeavour where other means of gaining public access to the Bruce Trail are not possible. Protection of a route for the Bruce Trail is considered part of the overall program of land acquisition for the Parks System.

The Government confirms that it will carry out land acquisition over the long term depending on the availability of funds and the willingness of owners to sell their property or to enter into agreements for its protection or use.

The Government's actions regarding land acquisition will be determined by the following:

1. The Ministry of Natural Resources will coordinate all land acquisition related to the Parks System.
2. The Government will seek to purchase lands considered to be of high priority. Such lands would be areas needed to consolidate existing purchased areas or to facilitate the management of existing public lands.
3. Properties suitable for acquisition will be included on a list established and maintained by the Ministry of Natural Resources and kept up-to-date in consultation with other park agencies and the Ontario Heritage Foundation. Copies of the list are available for inspection at Ministry, conservation authorities and the Niagara Escarpment Commission offices in or close to the Niagara Escarpment area.
4. Acquisitions will occur only where landowners express willingness to sell, donate or otherwise enter into an acquisition agreement with a public authority. The government will contact the landowner to indicate its interest in acquiring the land through outright purchase at an appraised market value. Landowners will be given some indication of the priority of their property. Other methods of acquiring the land may be discussed at the time, such as special agreement, easement or a donation. If the landowner is not interested, the negotiations will cease.
5. With regard to lands along the route of the Bruce Trail, the Government will support land acquisition where other means of gaining public access to the Trail are not possible.
6. The Government will not seek to purchase lots of record outside listed acquisition areas.
7. Surplus lands may be sold or

exchanged for lands having a higher suitability for acquisition.

Heritage Protection and Land Stewardship Program

The promotion and support of responsible protection and stewardship of significant heritage properties and features outside the Parks System will be actively pursued within the Escarpment area.

Many significant heritage sites are located on private land. These properties include areas or features of natural and/or cultural value. The concept of concerned stewardship of these lands by property owners will be encouraged primarily through efforts to ensure that landowners are aware of significant features on their properties.

The Ontario Heritage Foundation, an agency of the Ministry of Citizenship and Culture, will assume responsibility for coordinating this program, with the cooperation of the Ministry of Natural Resources, park agencies, municipalities and member agencies of the Natural Heritage League.

A variety of methods may be used to encourage the protection and stewardship of heritage properties.

1. The cooperation of property owners will be sought in protecting features through voluntary agreements which may take the form of management agreements, conservation easements or other arrangements deemed practicable at the time.
2. The initiation of an awards program to provide recognition of good stewardship of significant heritage properties.
3. The placing of markers or other interpretive facilities to recognize important heritage features or properties.
4. The production of publications and exhibits to interpret, explain and promote the significant natural and cultural heritage of the Escarpment.
5. The conservation of significant heritage properties and features.
6. Research on the cultural or natural heritage of significant heritage properties.

Niagara Escarpment Fund

A Niagara Escarpment Fund has been established by the Ontario Heritage Foundation to enable donations to be received for the acquisition of Escarpment properties and to carry out the Heritage Protection and Land Stewardship Program. The Government's contribution to the Fund will be $2.5 million per year for a period of 10 years.

A special committee of the Ontario Heritage Foundation, the Niagara Escarpment Committee, has been established to administer the Fund and a program for accepting donations, and acquiring rights in heritage properties on the Escarpment.

The first priority for use of the Fund will be to acquire land to complete the Parks System, including the Bruce Trail. This component is administered and coordinated by the Ministry of Natural Resources. A second component allows for the Fund to be used to further the objectives of protecting features of significance and carrying out public education for both natural and cultural heritage along the Escarpment. This component is administered and coordinated by the Ontario Heritage Foundation directly.

In implementing the program, the Niagara Escarpment Committee will work in liaison with the Natural Heritage League of Ontario. A close working relationship with the Ministry of Natural Resources will be maintained in the decision-making process.

Part 4

Monitoring Plan Implementation

PART 4

Monitoring Plan Implementation

Given the large number of authorities and interests in the Plan area, a monitoring system will be established to ensure that the policies of the Niagara Escarpment Plan are implemented and that decisions on proposals are consistent with the objectives and policies of the Plan. Within this system, provision will be made for the Niagara Escarpment Commission to comment on development applications and to intervene at appeal hearings if Plan objectives and policies are threatened.

The monitoring system will be a joint undertaking of ministries and the Niagara Escarpment Commission coordinated through the Ministry of Municipal Affairs. The ministries involved will include the Ministry of Municipal Affairs, the Ministry of Natural Resources and the Ministry of Citizenship and Culture.

Role of the Niagara Escarpment Commission

To date, the Niagara Escarpment Commission has performed two tasks: the preparation of a Proposed Plan and the administration of development control in the Plan area. Both tasks have involved complex details and issues which the Commission has handled professionally and with sensitivity to the Escarpment environment. Now that an approved Plan is in place, and as responsibility for the implementation of this Plan is transferred progressively to municipalities, the responsibilities of the Commission will be oriented to ensure that Plan objectives are met. During this period, the continued existence of the Niagara Escarpment Commission will be a tangible indication of the Government's commitment to ensure consistency in policy implementation along the Escarpment.

Specifically, the responsibilities of the Niagara Escarpment Commission will be:

- to promote the objectives of the Plan;
- in conjunction with the Ministry of Municipal Affairs, to assist and to advise municipalities in bringing official plans into conformity with the Niagara Escarpment Plan;
- to administer the development permit system until delegation occurs;
- to comment on and monitor zoning and site plan control by-laws, subdivisions and consents.
- to review, advise on and process proposed amendments to the Plan;
- to comment on and to monitor development permits when delegation occurs;
- to assist the Minister in interpreting the Niagara Escarpment Plan; and
- to intervene on development applications, if Plan objectives and policies are threatened.

The current number of commissioners will be retained as follows: nine members, including the Chairman representing the public-at-large, and eight members representing counties and regional municipalities whose jurisdiction includes any part of the Niagara Escarpment planning area. This will ensure that the diversity of interests in the Plan area are fully represented.

The Commission will report to the Government through the Minister of Municipal Affairs.

Role of Ministries

Many government agencies will be involved in implementing different tasks associated with the Niagara Escarpment Plan. The lead ministry will be the Ministry of Municipal

Affairs assisted by the Ministry of Natural Resources, and the Ministry of Citizenship and Culture. Other Government agencies will be involved from time to time such as the Ministry of the Environment, the Ministry of Agriculture and Food, and the Ministry of Tourism and Recreation. The roles of the key ministries will be as follows:

Ministry of Municipal Affairs

- Ensuring coordination of Plan implementation and establishment of a monitoring process;
- Monitoring the processing of amendments to the Niagara Escarpment Plan;
- Bringing official plans into conformity with the Niagara Escarpment Plan;
- Delegating control of development to municipalities;
- Rendering decisions on appeals under the development permit system;
- Assisting and advising municipalities on Plan implementation.

Ministry of Natural Resources

- Coordinating the preparation by park agencies of park master and management plans to conform with the Niagara Escarpment Plan;
- Monitoring implementation of park plans;
- Maintaining and periodically reviewing land acquisition priority lists for the Niagara Escarpment Parks System;
- Liaising with park agencies and the Ontario Heritage Foundation.

Ministry of Citizenship and Culture

- Assist the Niagara Escarpment Committee within the Ontario Heritage Foundation to receive donations of lands and funds for park areas on the Niagara Escarpment.

In accordance with the Niagara Escarpment Planning and Development Act, undertakings such as public works, the preparation of park plans and programs carried out by Provincial ministries and agencies, including conservation authorities, should not conflict with the Niagara Escarpment Plan.

The Minister of Municipal Affairs will establish a process through the Plan monitoring system to ensure that the provisions of the Act are observed.

NOTES

MAPS NOT

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CARTES

OMISES